



# SOLARIUM

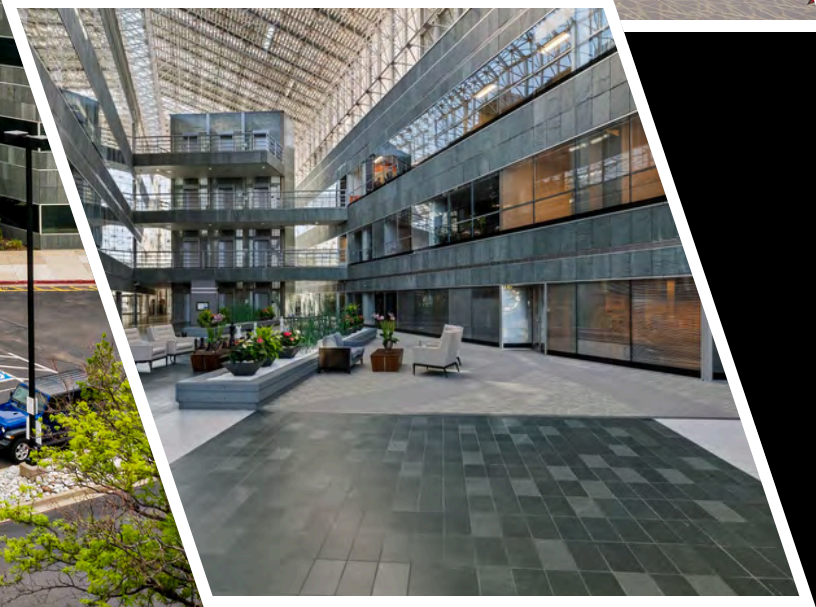
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO



**Albert Lindeman**  
SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

**Elizabeth Leder, Esq.**  
VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com





**Highway & Public Transit Accessibility**



**Glass Atrium Tenant Lounge**



**New Showers & Locker Rooms**



**Electric Vehicle Charging**



**Attached Covered Garage**



**Bike Storage**



## Solarium Overview & Highlights

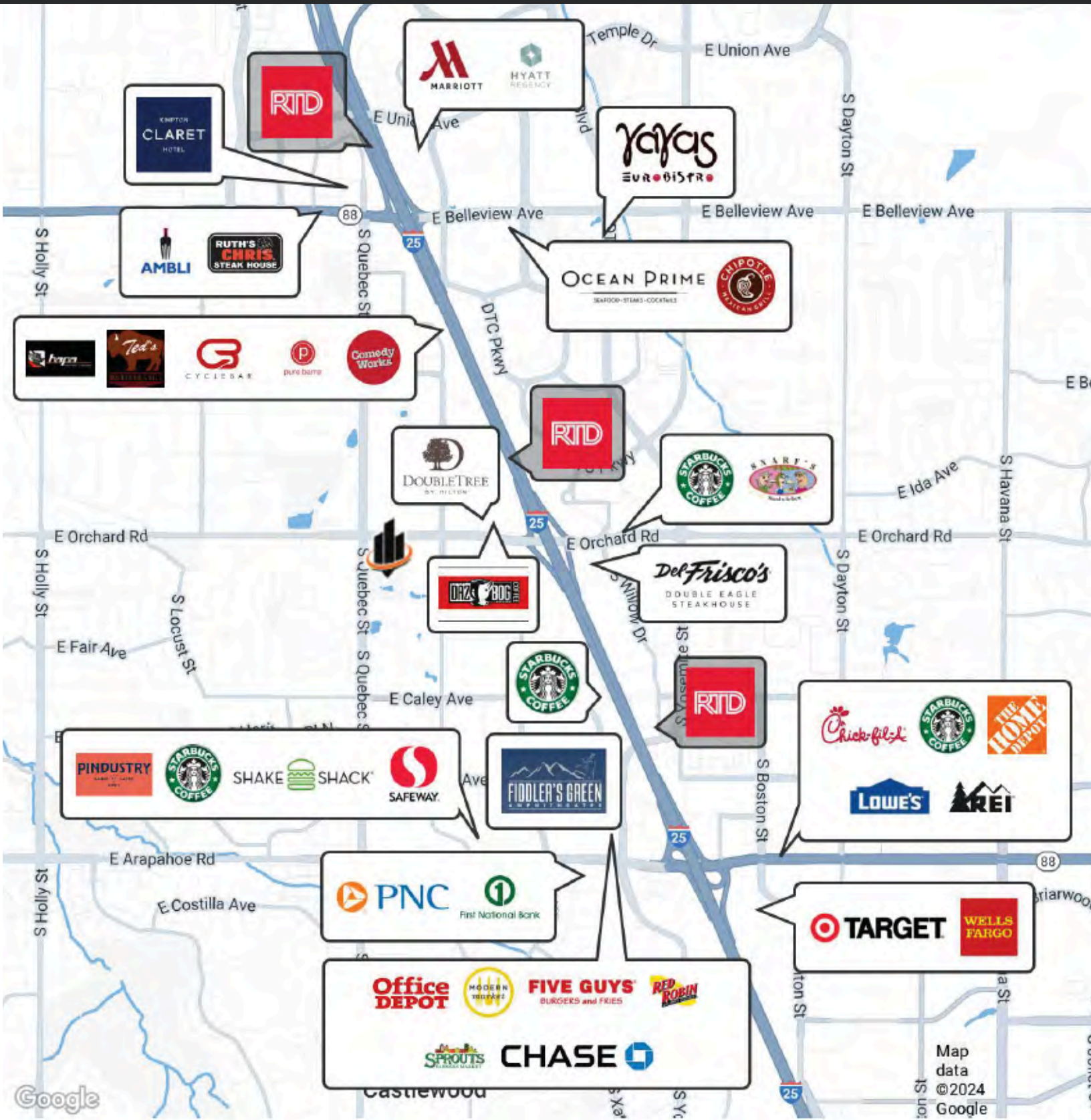
Strategically located in Greenwood Village on the prominent corner of Orchard Road and Quebec Street, Solarium is a 171,189 square foot office building featuring a dramatic glass atrium, magnificent mountain views, and numerous amenities.

Connecting the two office wings, Solarium's expansive atrium sets a new standard in building common areas by providing an environment to work, relax, and enjoy Colorado's natural beauty. WiFi connectivity is available throughout the atrium, providing tenants an opportunity to host meetings in a collaborative environment adjacent to the building's delicatessen. Solarium presents the preeminent office location for Greenwood Village tenants.

- **Class A Building**
- **Striking Glass Atrium with Multiple Casual Seating Options**
- **Magnificent Mountain Views**
- **Perfect Office Location in Greenwood Village**
- **0.5 Miles from the Orchard Station Light Rail**

# SOLARIUM

## Surrounded by Amenities



Across the street from the prominent Greenwood Athletic Club



5 Minutes Away from RTD Light Rail stations



15 minutes away from recreational areas



7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

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A diagram showing three overlapping trapezoidal shapes representing building components. The top shape is dark blue and labeled 'NORTH TOWER'. The middle shape is dark grey and labeled 'ATRIUM'. The bottom shape is orange and labeled 'SOUTH TOWER'. The shapes are arranged vertically and overlap, with the atrium connecting the two towers.

**NORTH TOWER**

**ATRIUM**

**SOUTH TOWER**

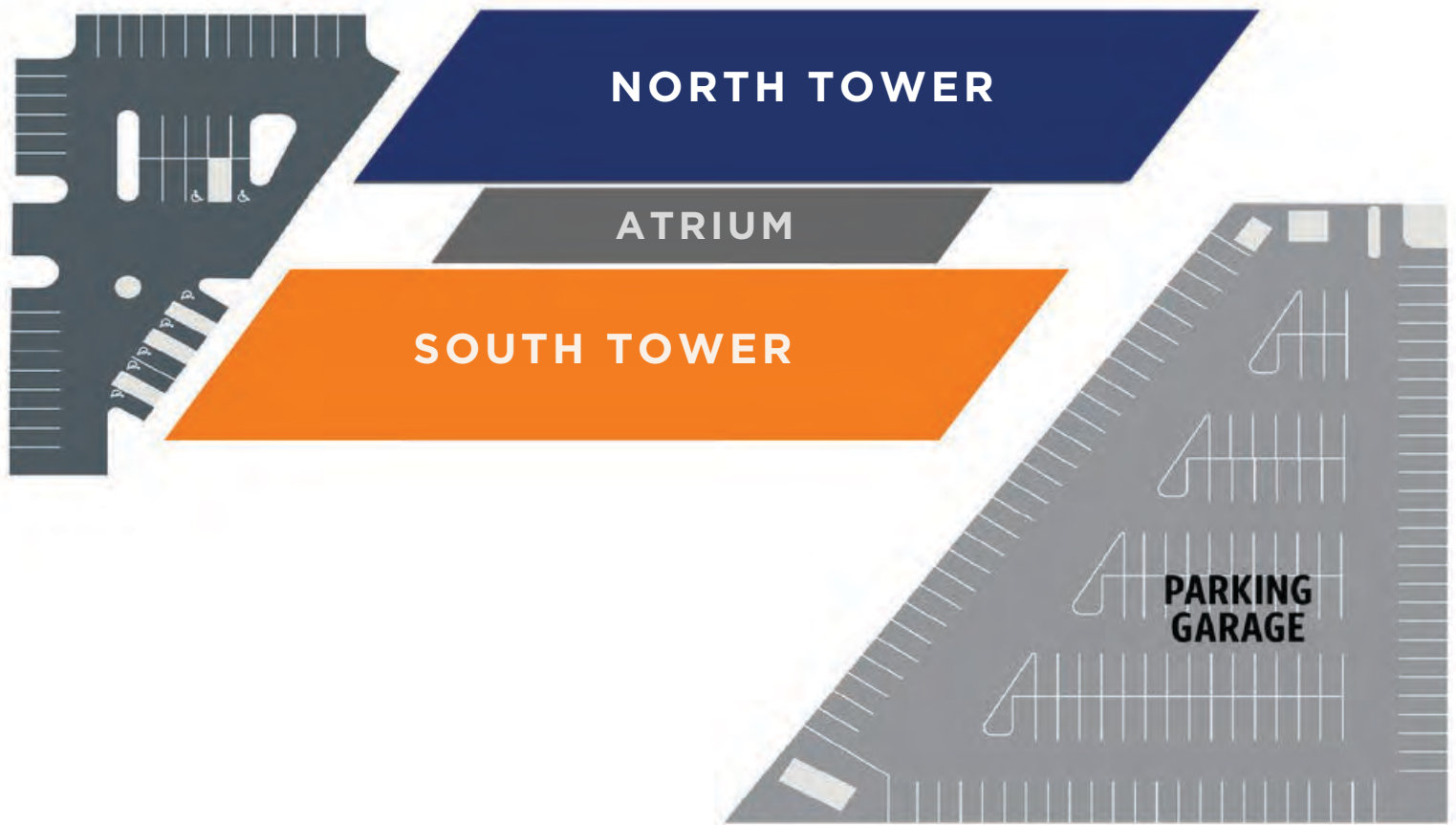


## **SITE DESCRIPTION**

The Property includes an office building and a detached four-level pre-cast concrete parking garage located east of the office building. The building is separated into two office towers connected by a four-story solarium with walls of glass on the east and west elevations of the building, and a glass ceiling. The north tower is four-stories and the south tower is three-stories. The office towers are connected by an expansive first floor lobby and interior walkways at each floor that also provide access to the elevators.



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## SITE DESCRIPTION

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**SOLARIUM**

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# TOWER FLOOR PLANS

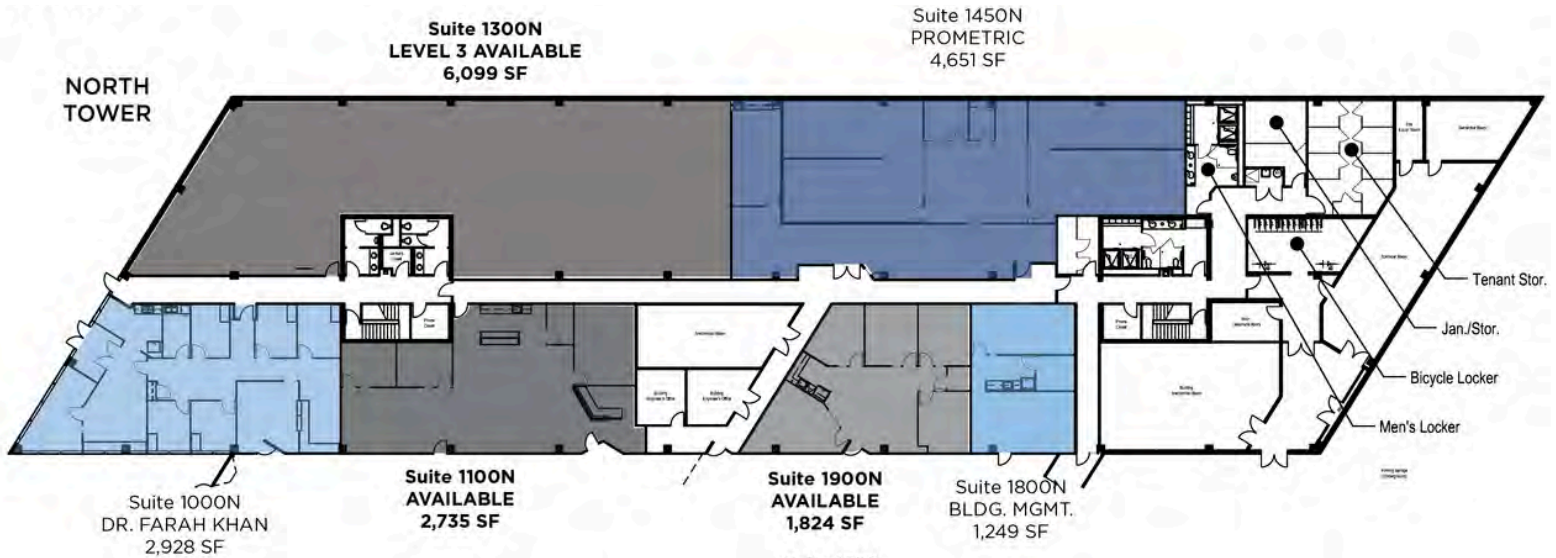
1ST - 4TH FLOOR, NORTH AND SOUTH TOWERS



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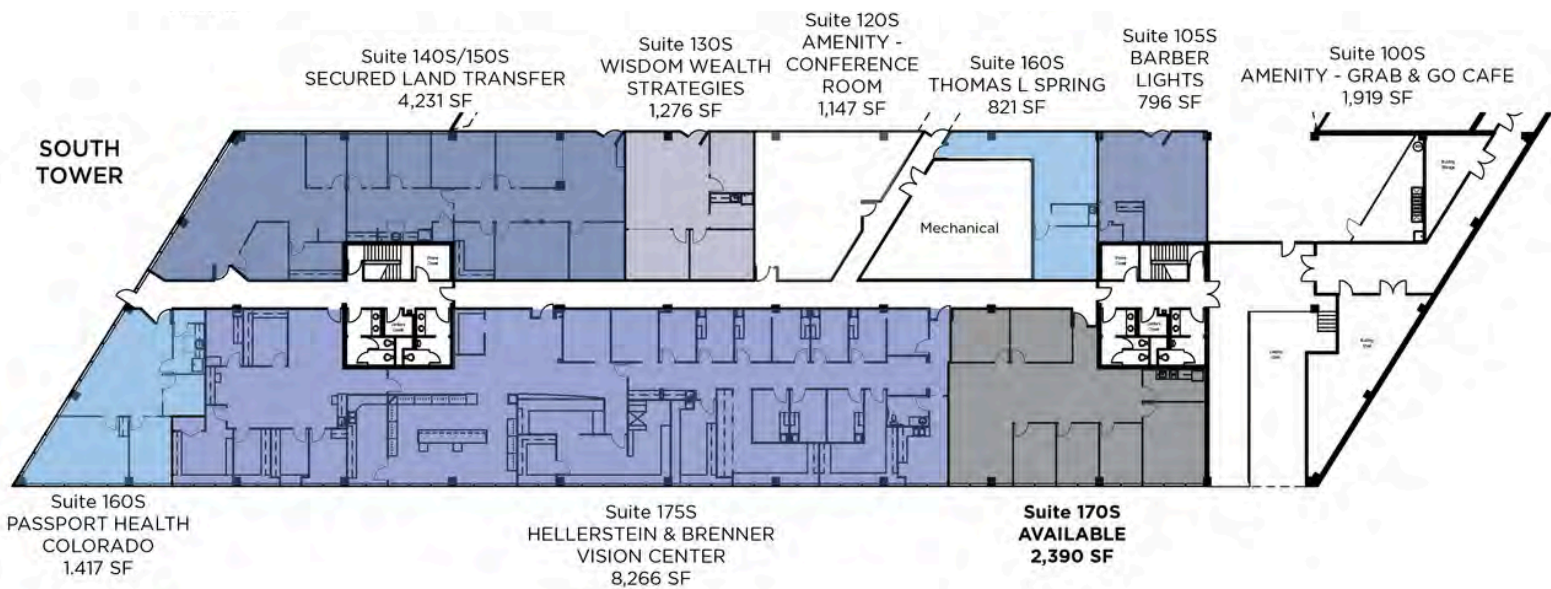
## 1ST FLOOR

## NORTH TOWER



## 1ST FLOOR

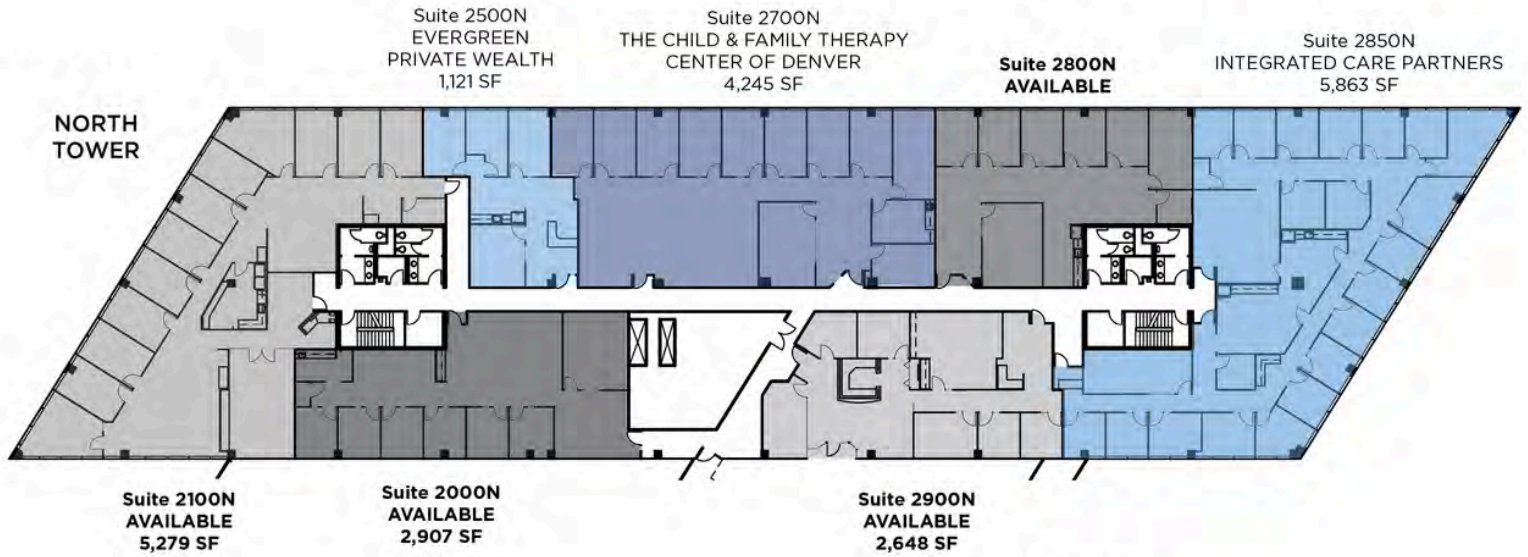
## SOUTH TOWER



7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

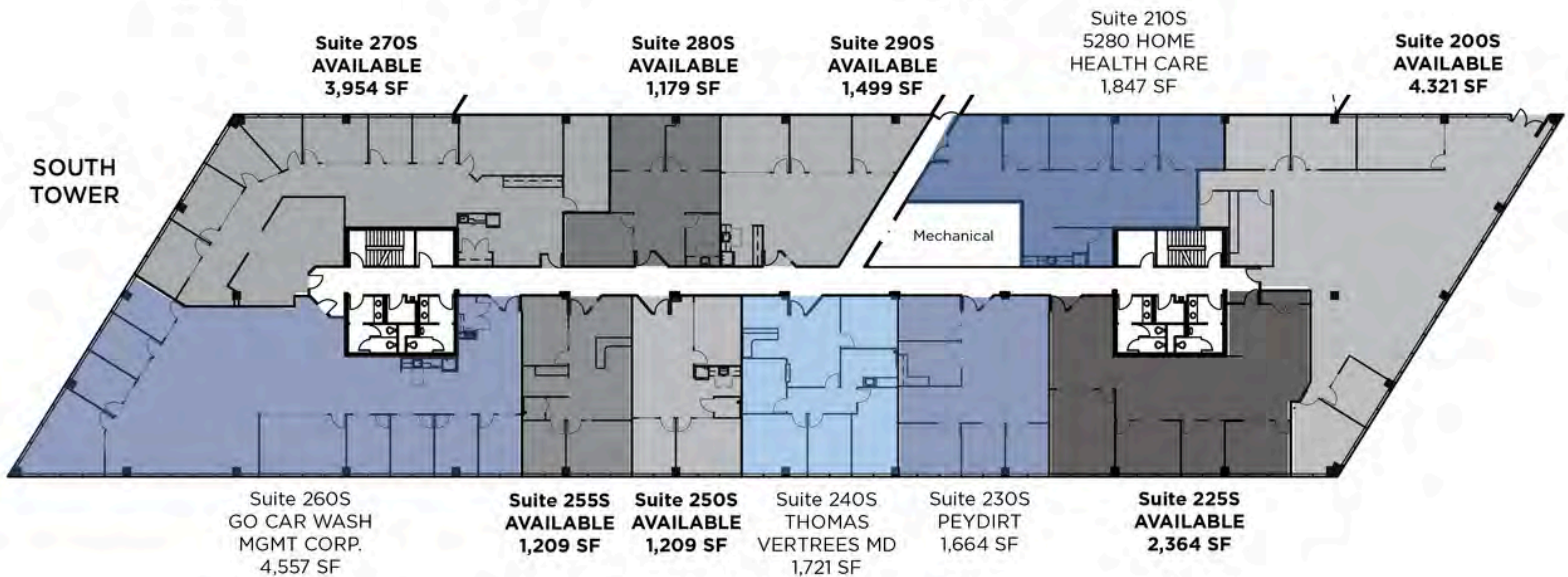
## 2ND FLOOR

## NORTH TOWER



## 2ND FLOOR

## SOUTH TOWER



**Elizabeth Leder, Esq.**

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

**Albert Lindeman**

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

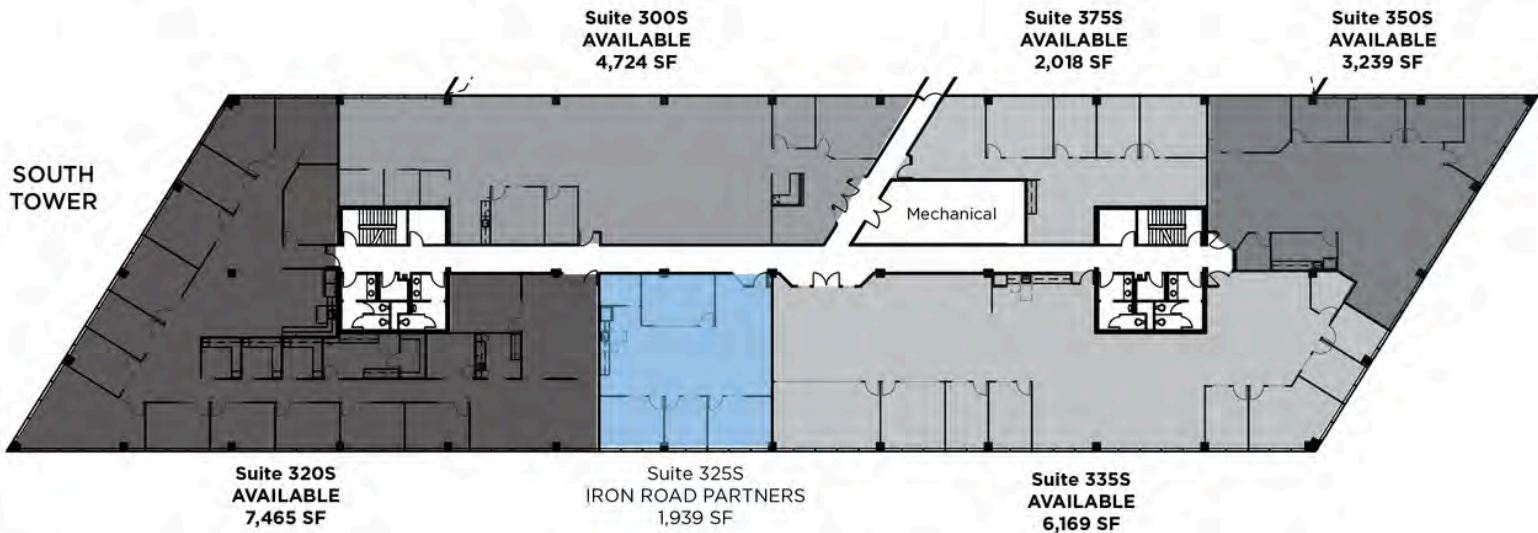
## 3RD FLOOR

## NORTH TOWER



## 3RD FLOOR

## SOUTH TOWER



**Elizabeth Leder, Esq.**

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

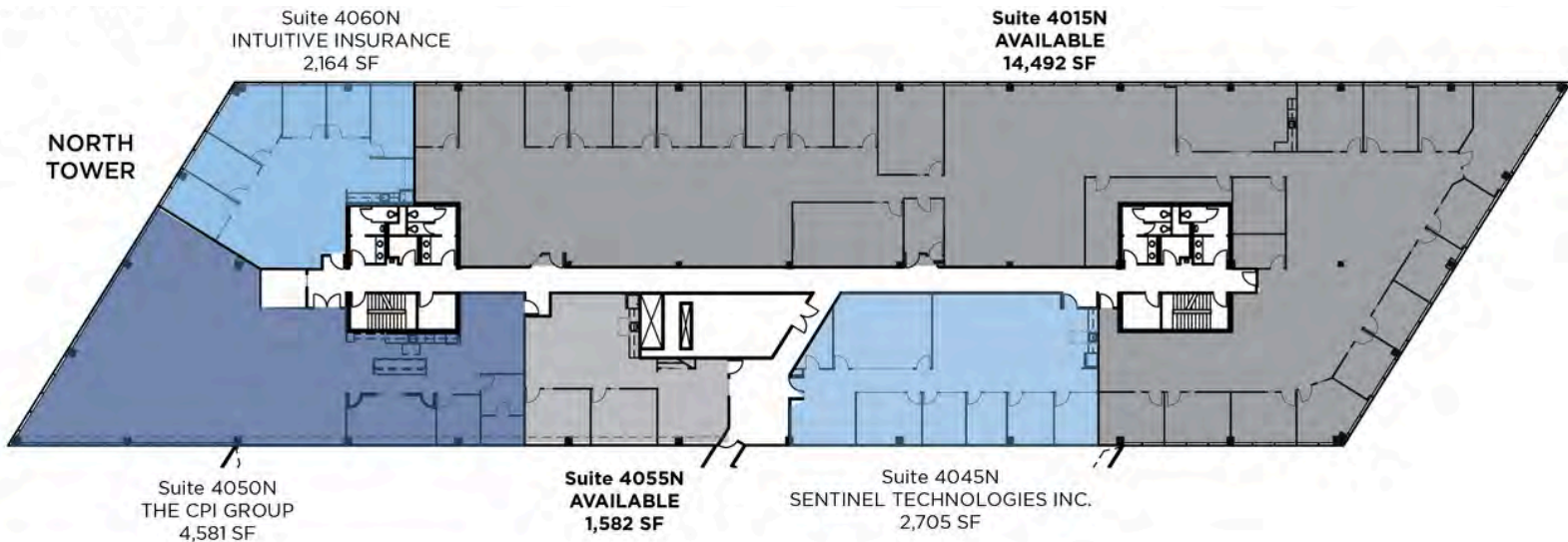
**Albert Lindeman**

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

## 4TH FLOOR

## NORTH TOWER



**Elizabeth Leder, Esq.**

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720.575.9109  
liz.leder@svn.com

**Albert Lindeman**

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

**SOLARIUM**

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# VACANT UNIT FLOOR PLANS

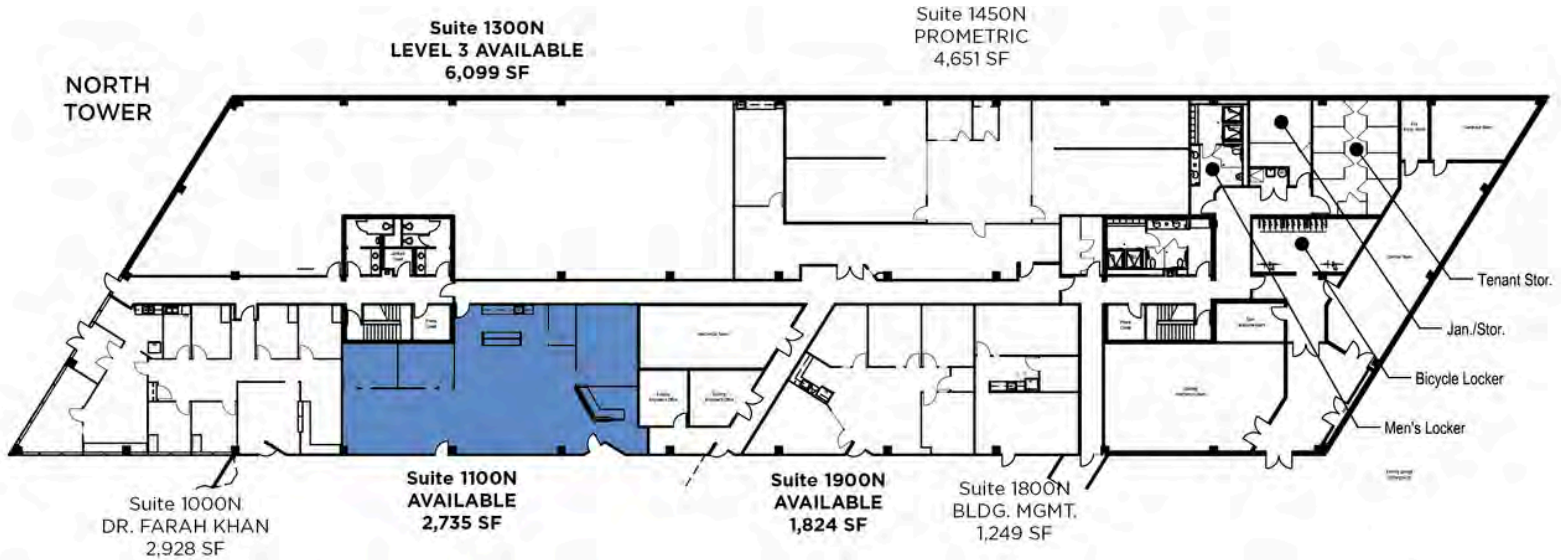
1ST - 4TH FLOOR, NORTH AND SOUTH TOWERS



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1ST FLOOR

NORTH TOWER



SUITE 1100N



2,735 SF

Elizabeth Leder, Esq.

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

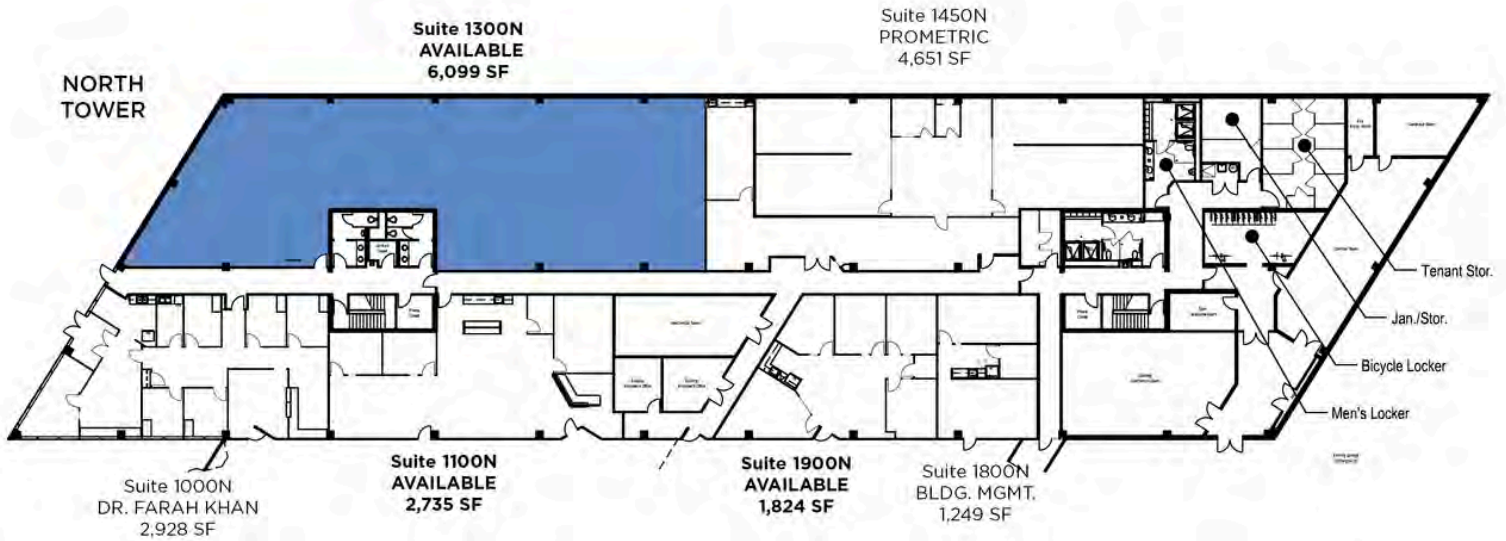
Albert Lindeman

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

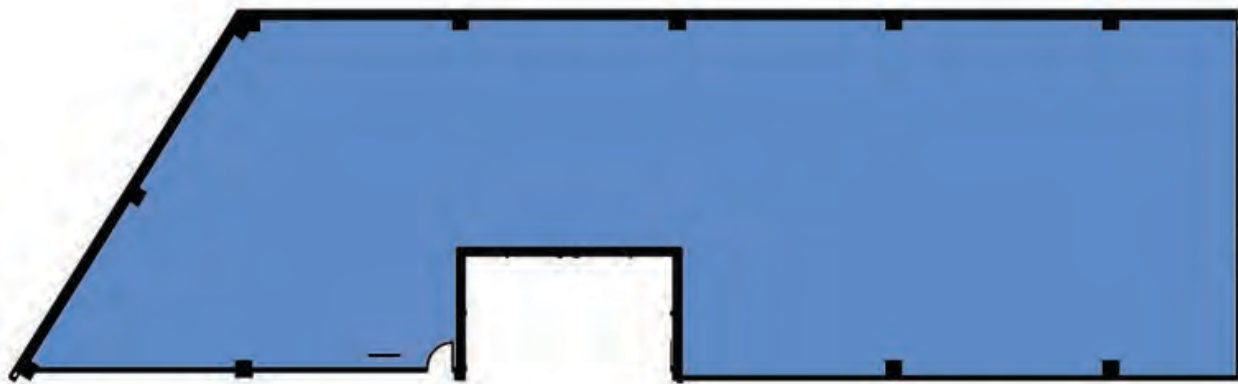
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

1ST FLOOR

NORTH TOWER



SUITE 1300N



6,099 SF

Elizabeth Leder, Esq.

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

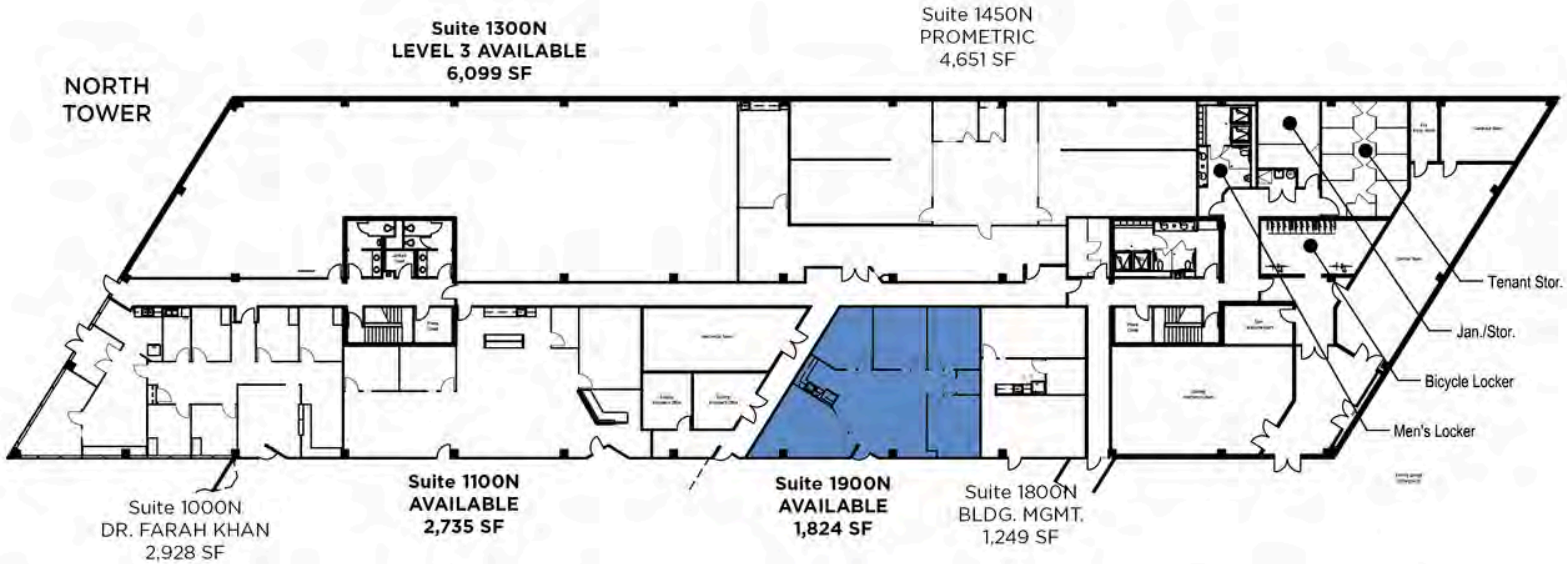
Albert Lindeman

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

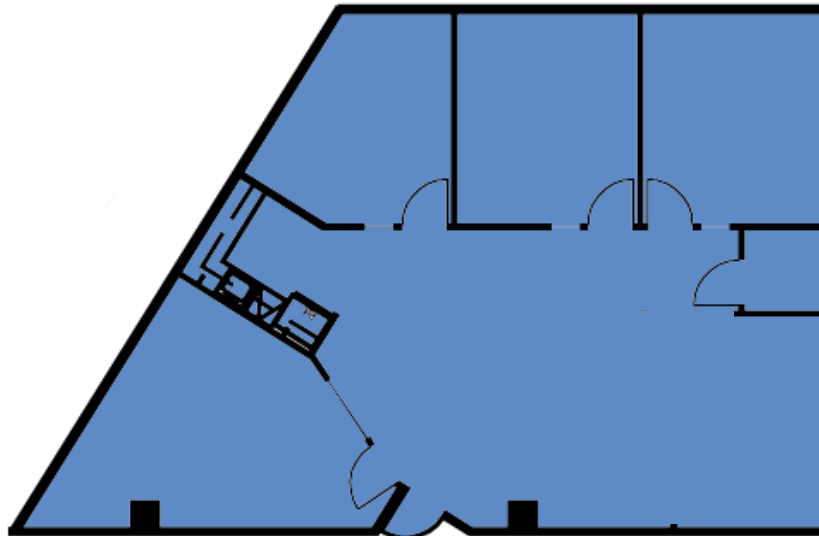
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

## 1ST FLOOR

## NORTH TOWER



## SUITE 1900N



1,824 SF

**Elizabeth Leder, Esq.**

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

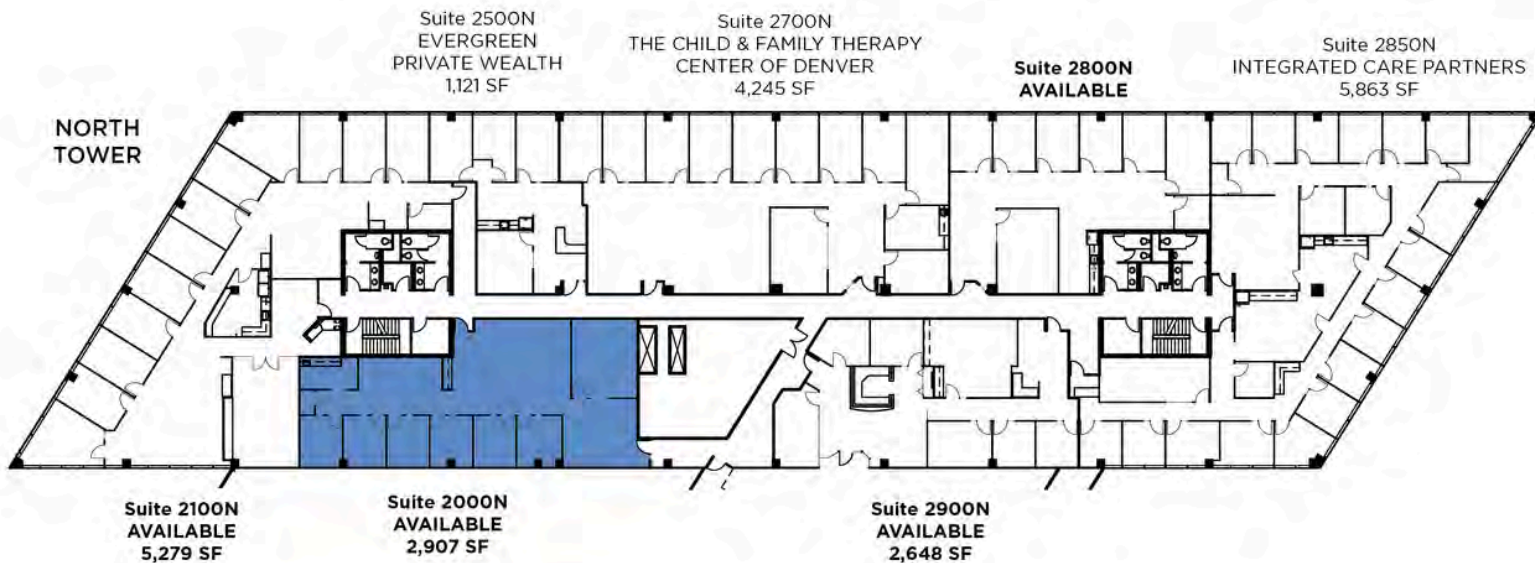
**Albert Lindeman**

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

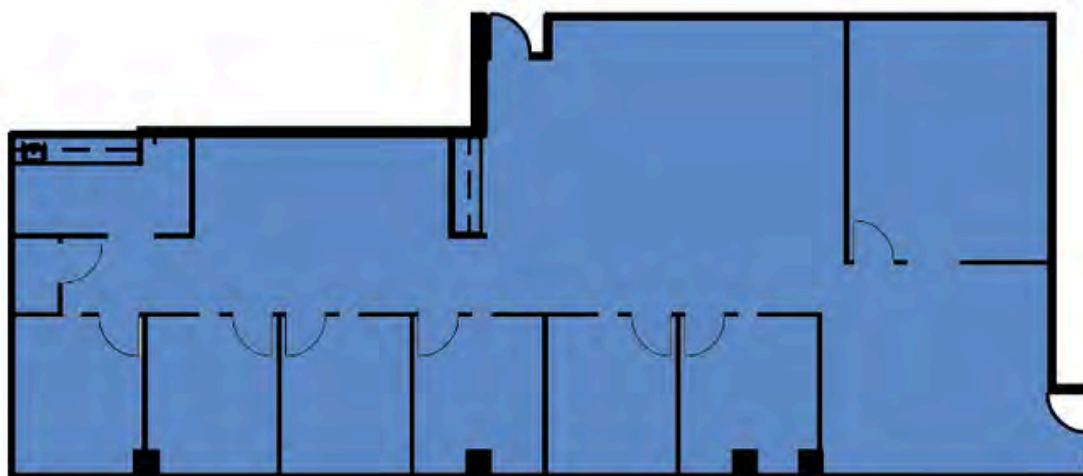
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

## 2ND FLOOR

## NORTH TOWER



## SUITE 2000N



### 2,907 SF

**Elizabeth Leder, Esq.**

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

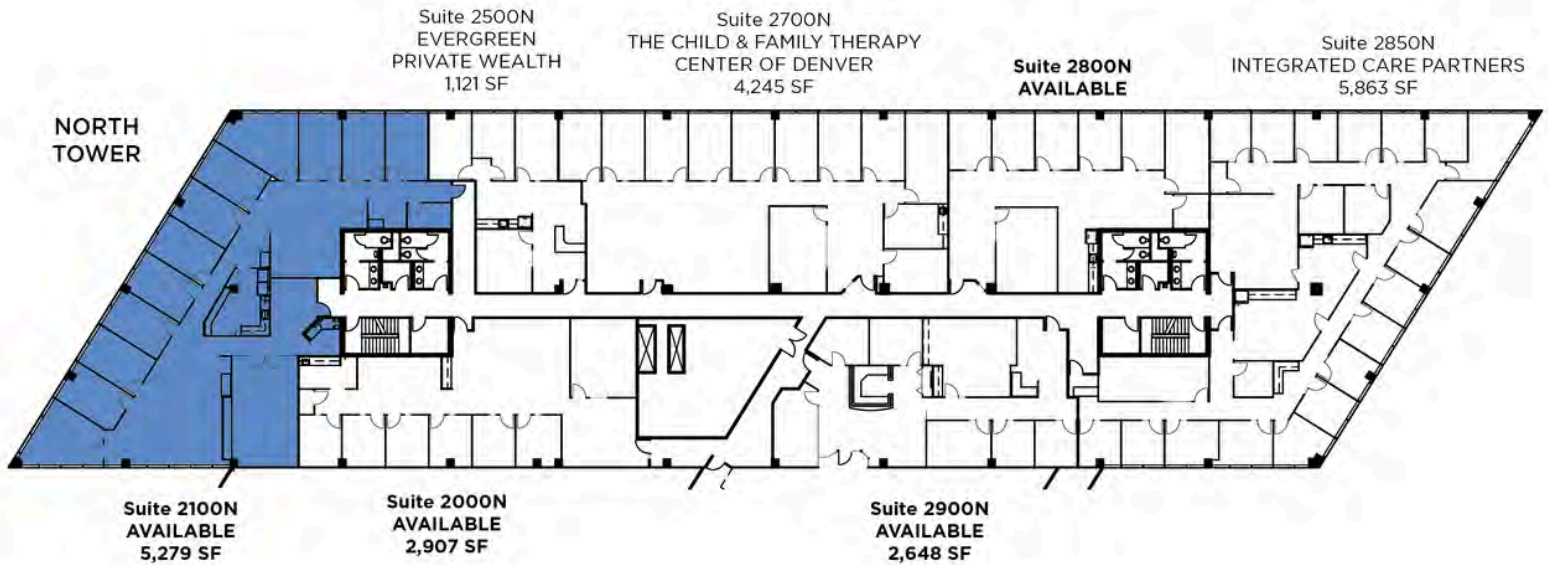
**Albert Lindeman**

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

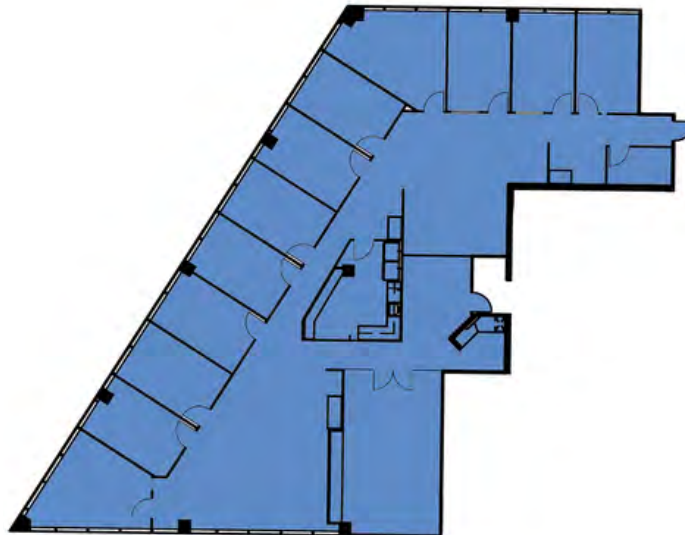
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

## 2ND FLOOR

## NORTH TOWER



## SUITE 2100N



5,279 SF

**Elizabeth Leder, Esq.**

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

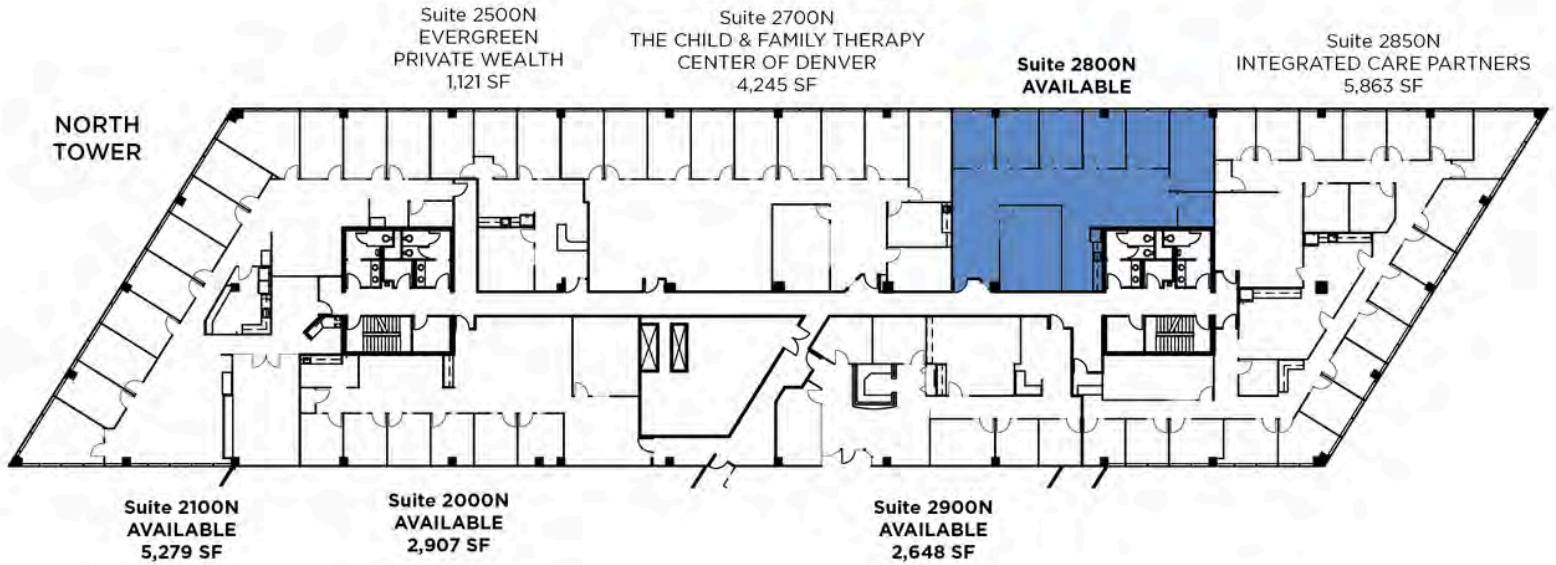
**Albert Lindeman**

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

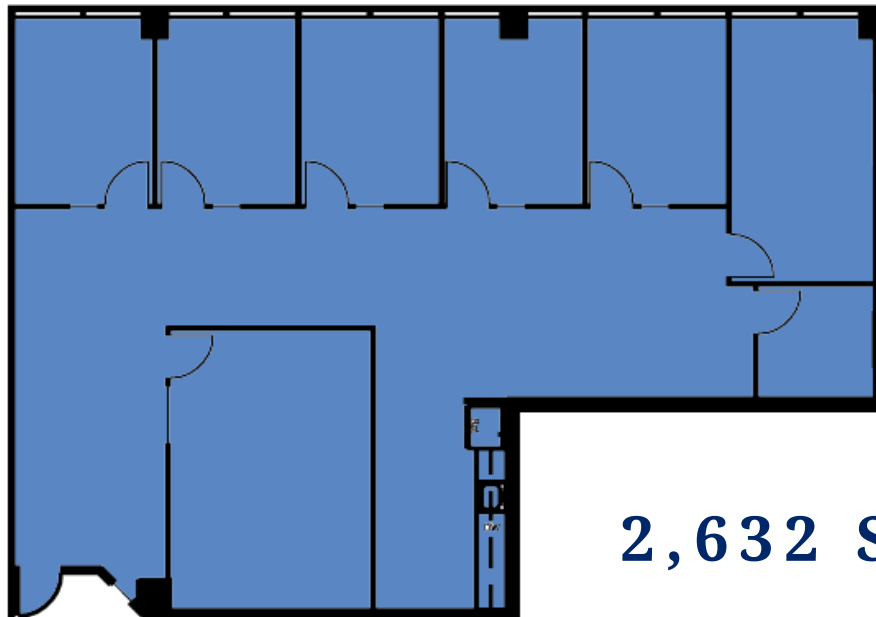
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

## 2ND FLOOR

## NORTH TOWER



## SUITE 2800N



2,632 SF

**Elizabeth Leder, Esq.**

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

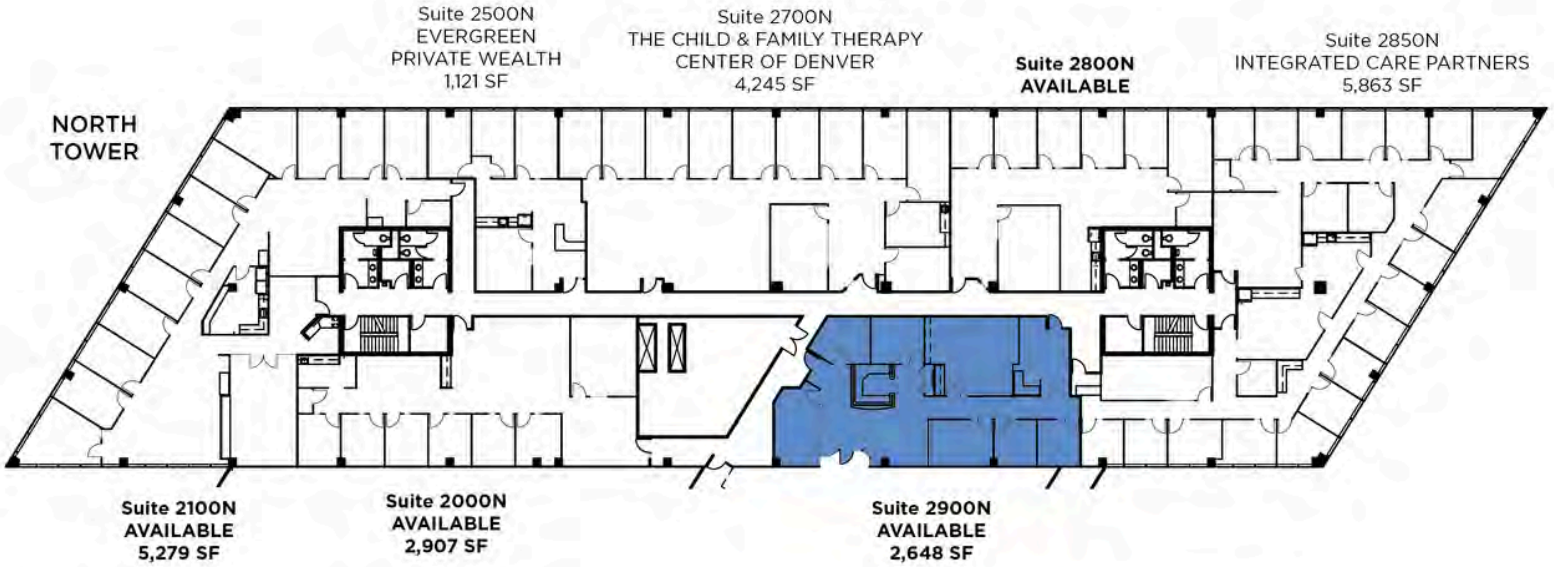
**Albert Lindeman**

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

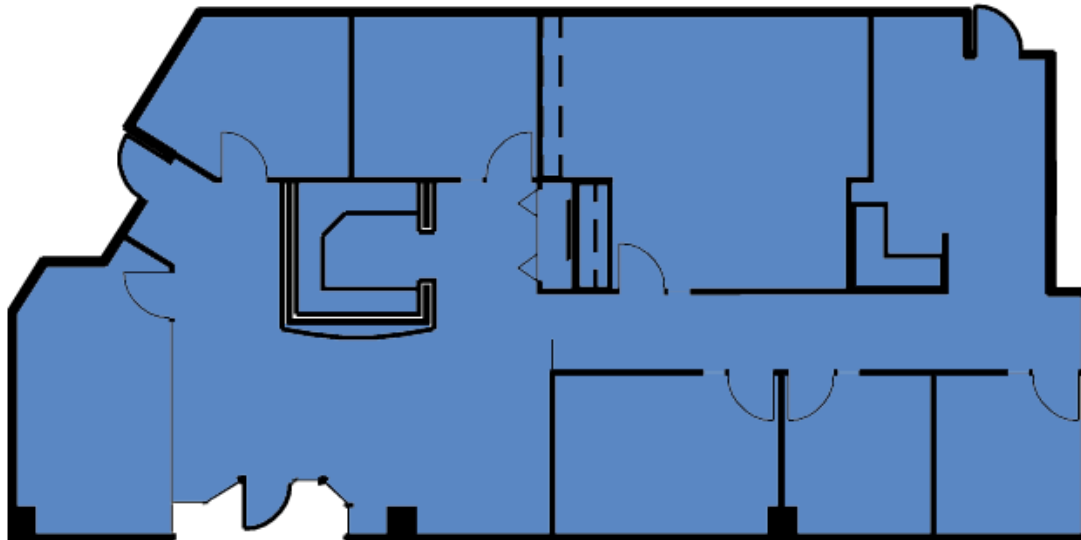
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

NORTH TOWER



SUITE 2900N



2,648 SF

Elizabeth Leder, Esq.

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

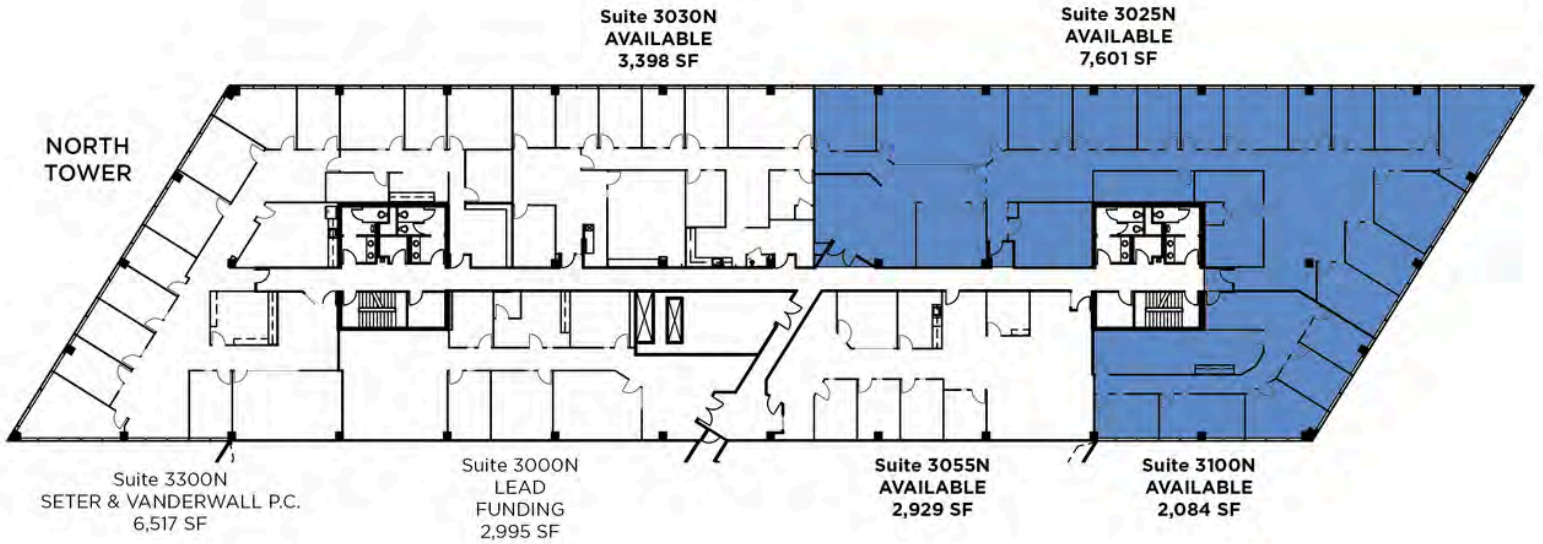
Albert Lindeman

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

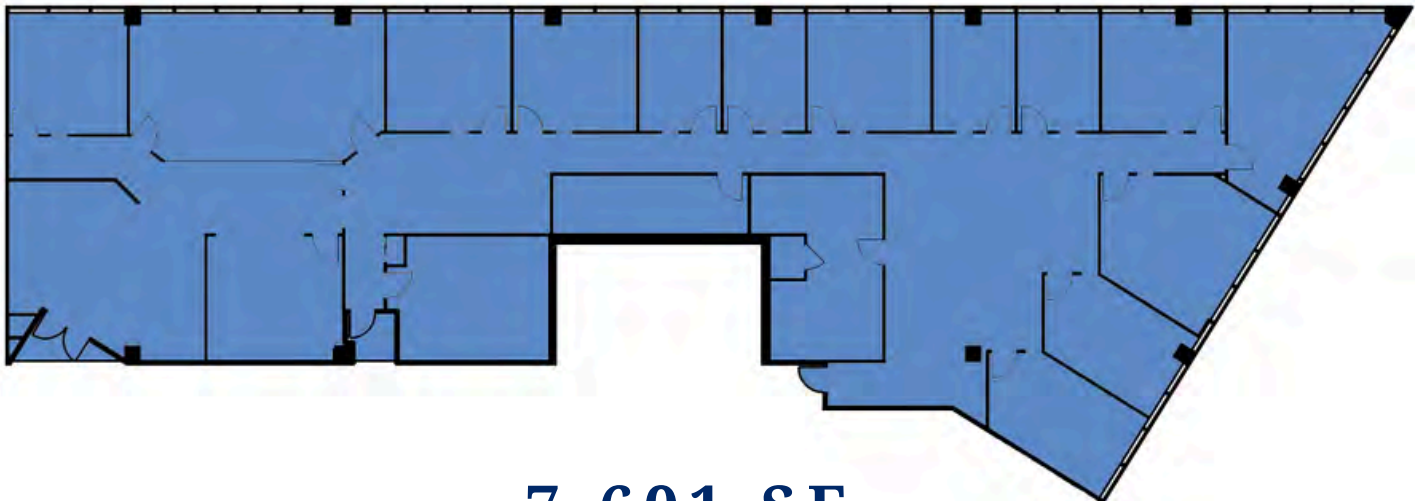
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

NORTH TOWER



SUITE 3025N



7,601 SF

Elizabeth Leder, Esq.

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

Albert Lindeman

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

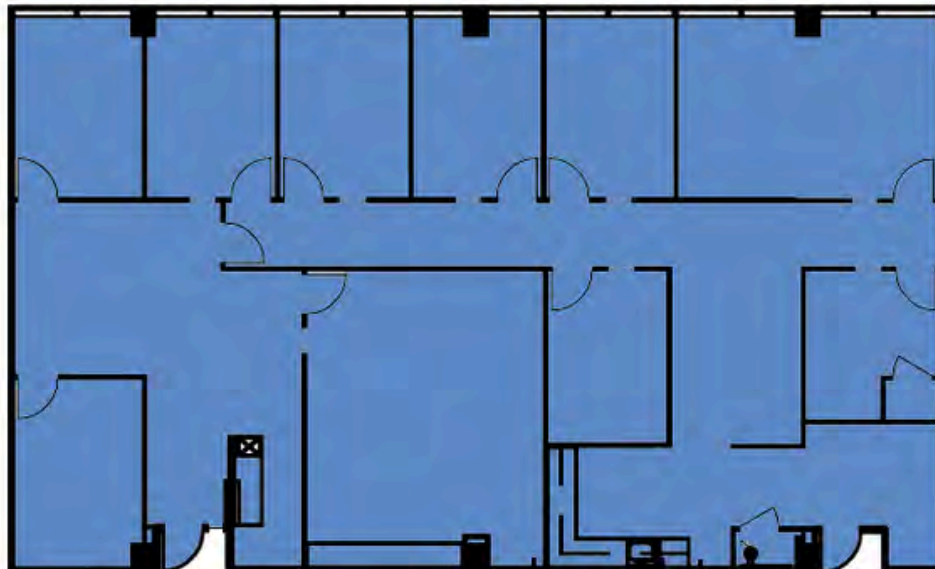
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## 3RD FLOOR

## NORTH TOWER



## SUITE 3030N



### 3,398 SF

**Elizabeth Leder, Esq.**

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

**Albert Lindeman**

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

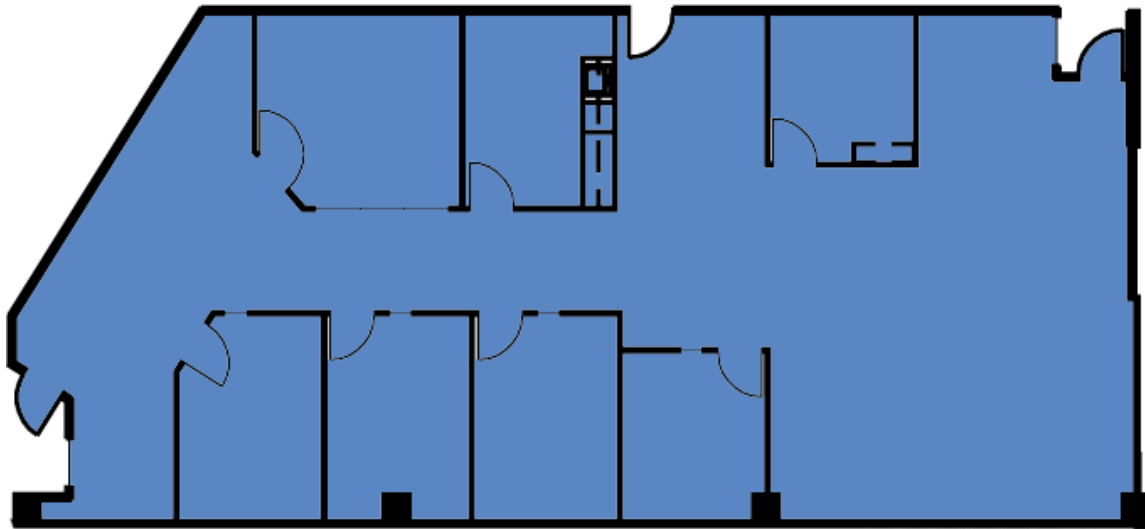
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

NORTH TOWER



SUITE 3055N

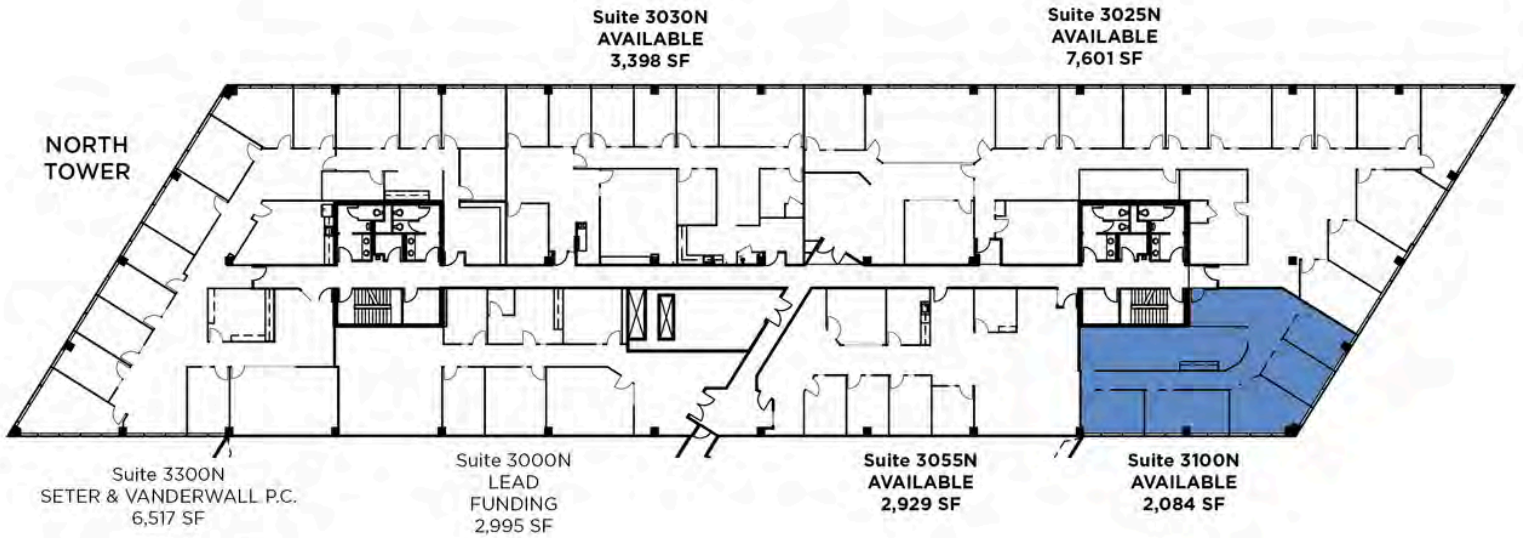


2,929 SF

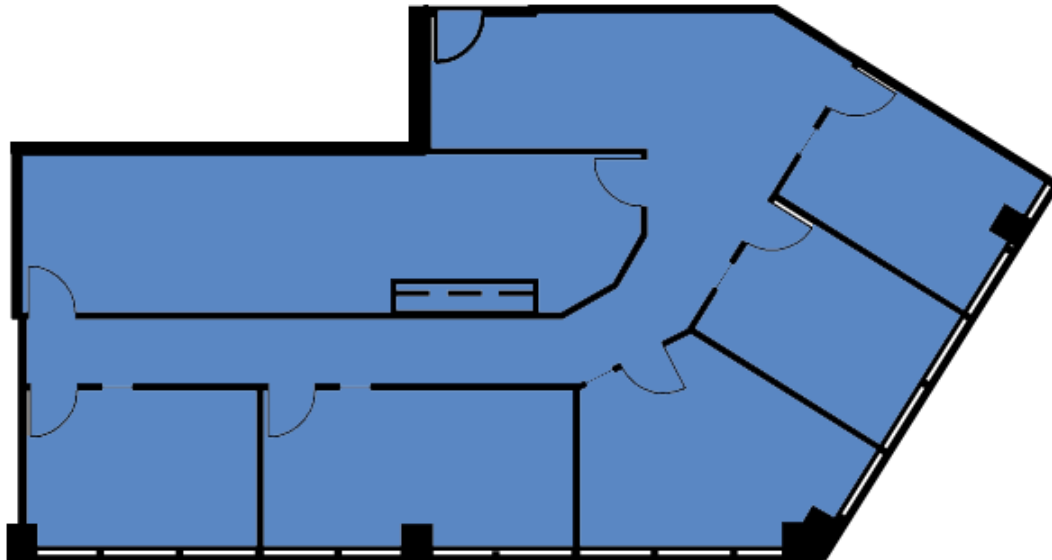
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

NORTH TOWER



SUITE 3100N

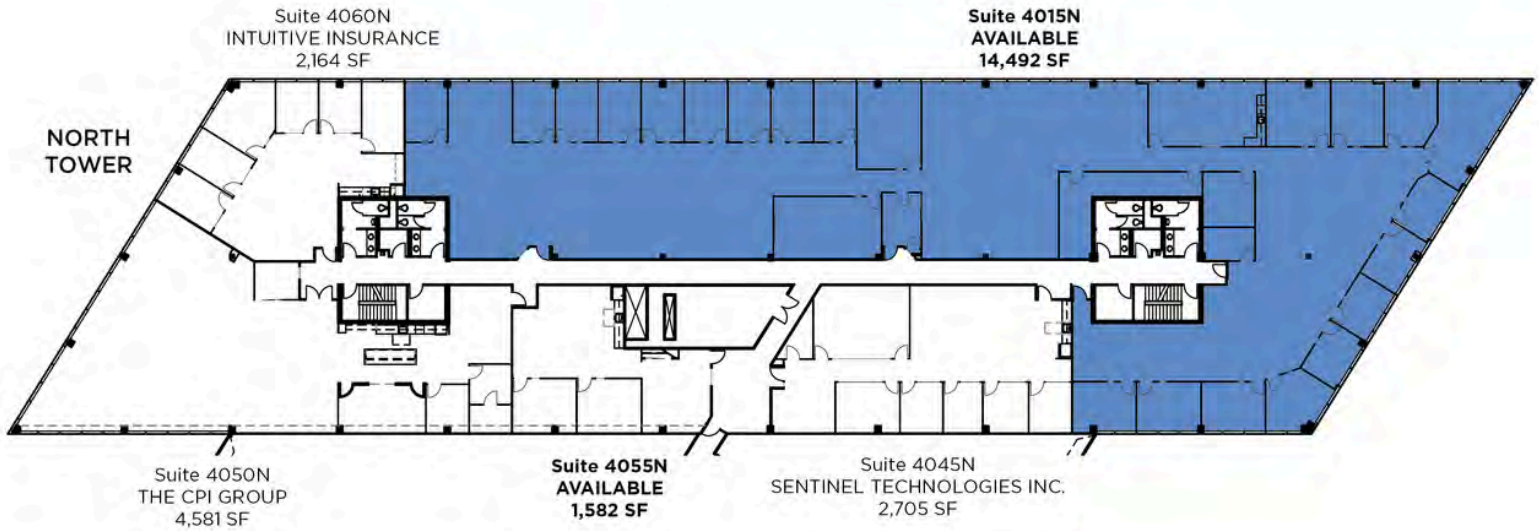


2,084 SF

7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

## 4TH FLOOR

## NORTH TOWER



## SUITE 4015N



**Elizabeth Leder, Esq.**

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

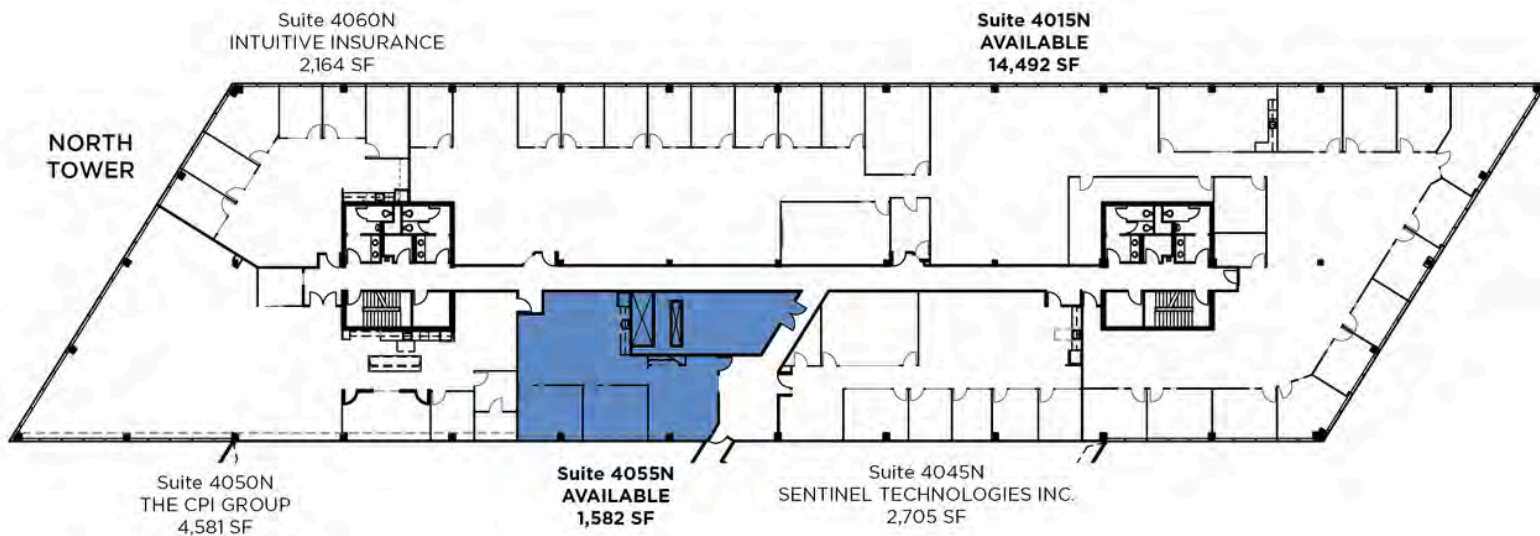
**Albert Lindeman**

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

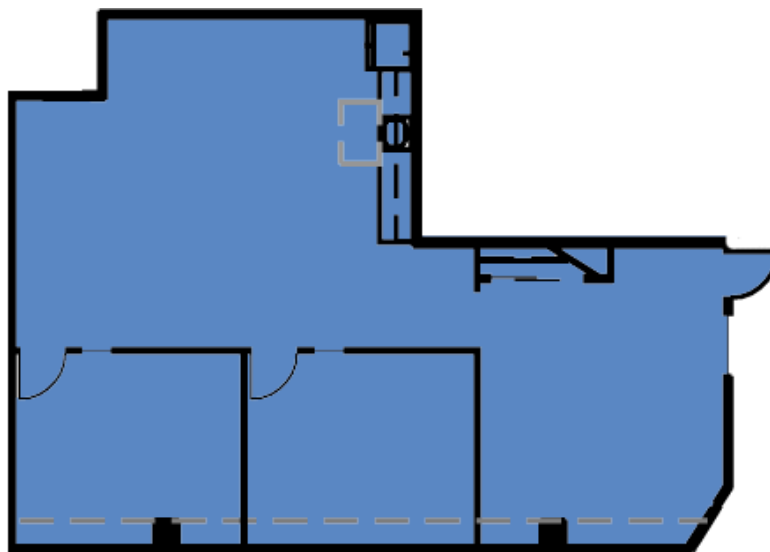
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

## 4TH FLOOR

## NORTH TOWER



## SUITE 4055N



# 1,582 SF

**Elizabeth Leder, Esq.**

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

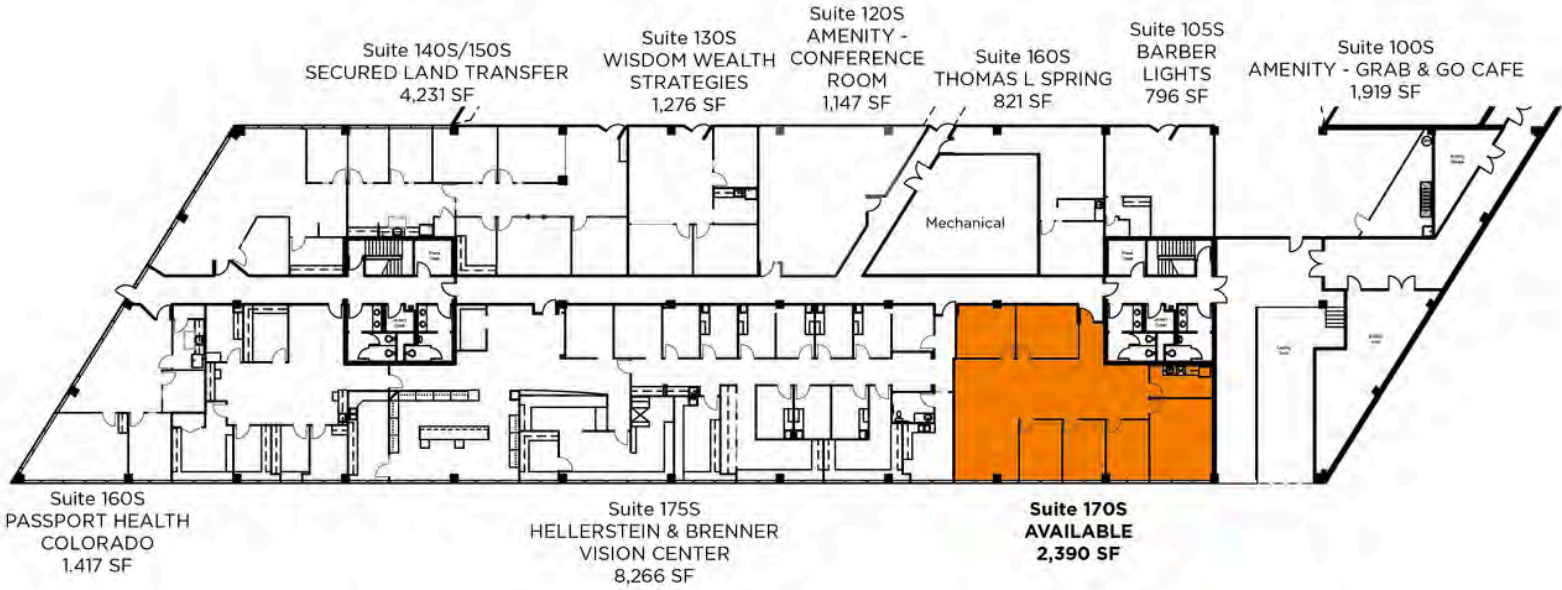
**Albert Lindeman**

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

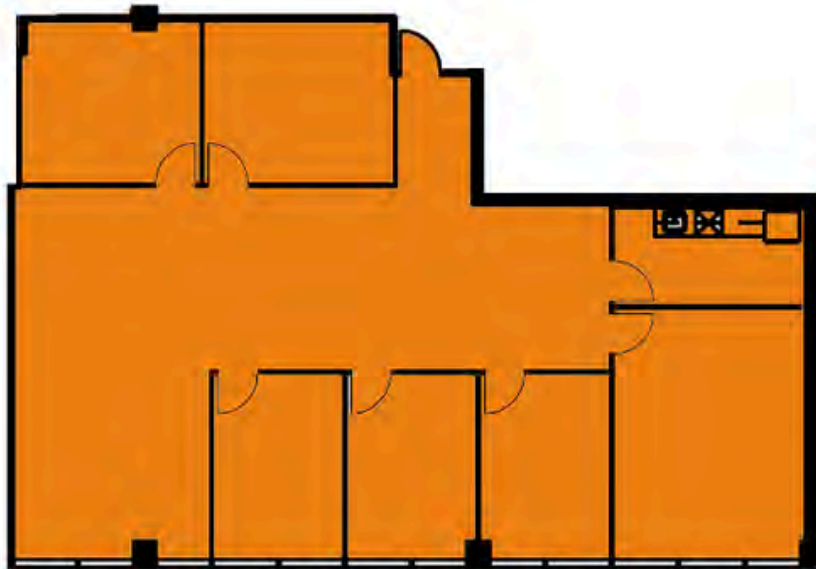
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

1ST FLOOR

SOUTH TOWER



SUITE 170S



2,390 SF

Elizabeth Leder, Esq.

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

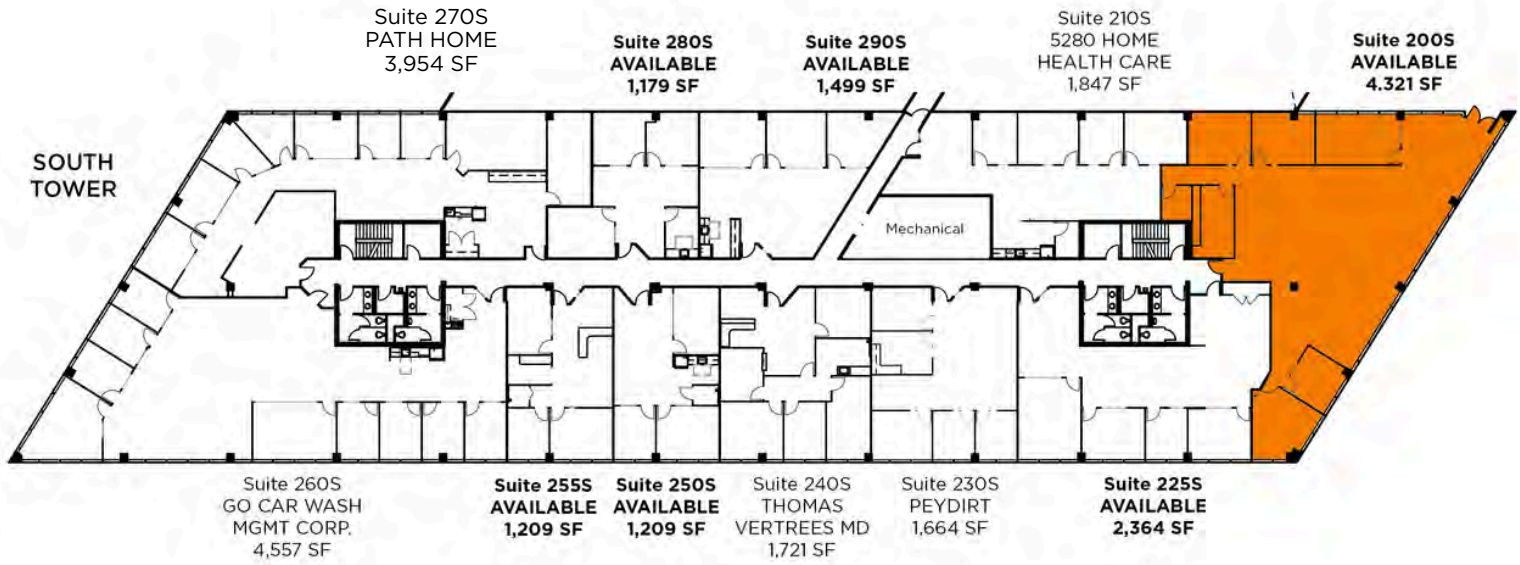
Albert Lindeman

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

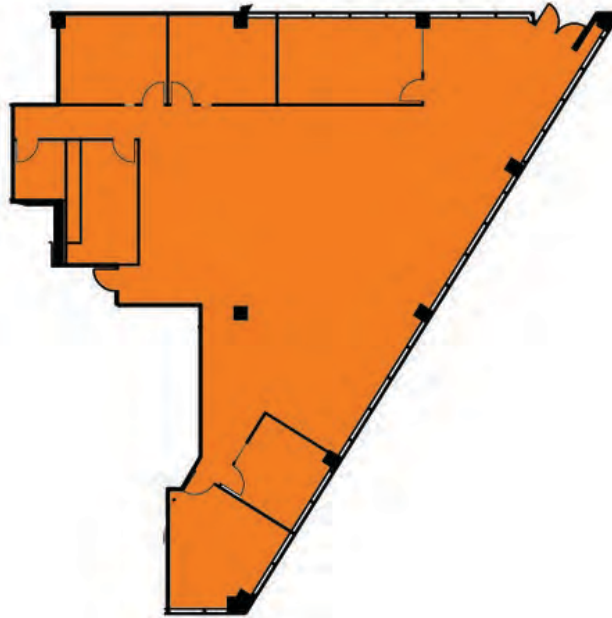
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

## 2ND FLOOR

## SOUTH TOWER



## SUITE 200S



### 4,321 SF

**Elizabeth Leder, Esq.**

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

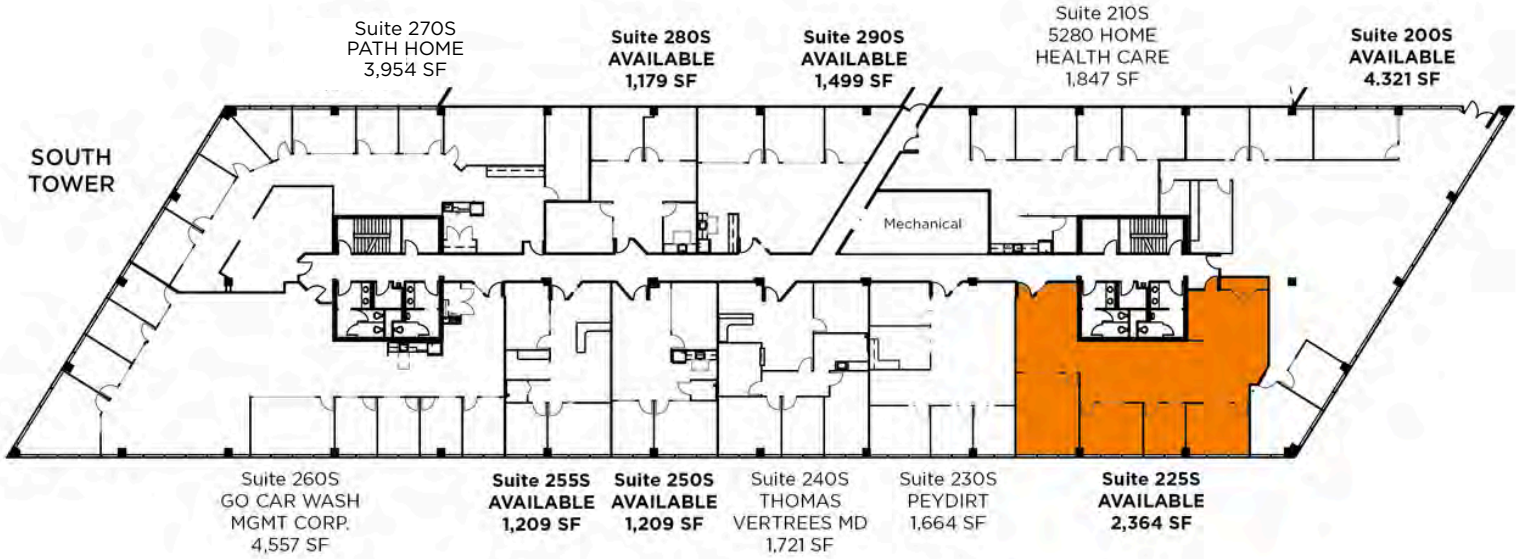
**Albert Lindeman**

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

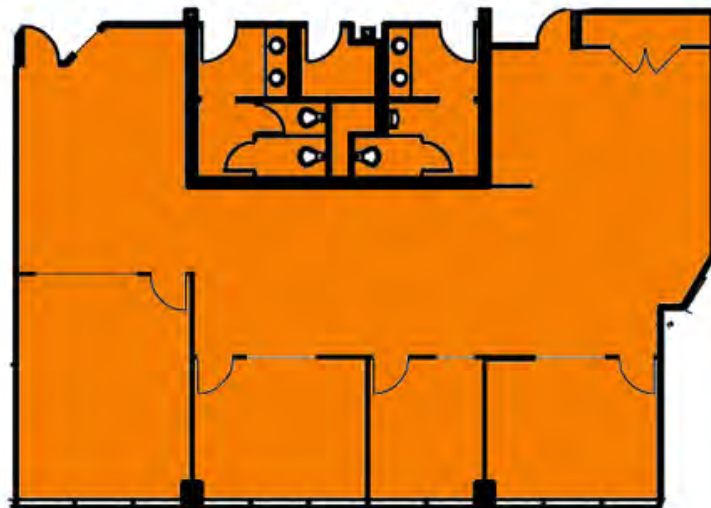
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

SOUTH TOWER



SUITE 225S



2,364 SF

Elizabeth Leder, Esq.

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

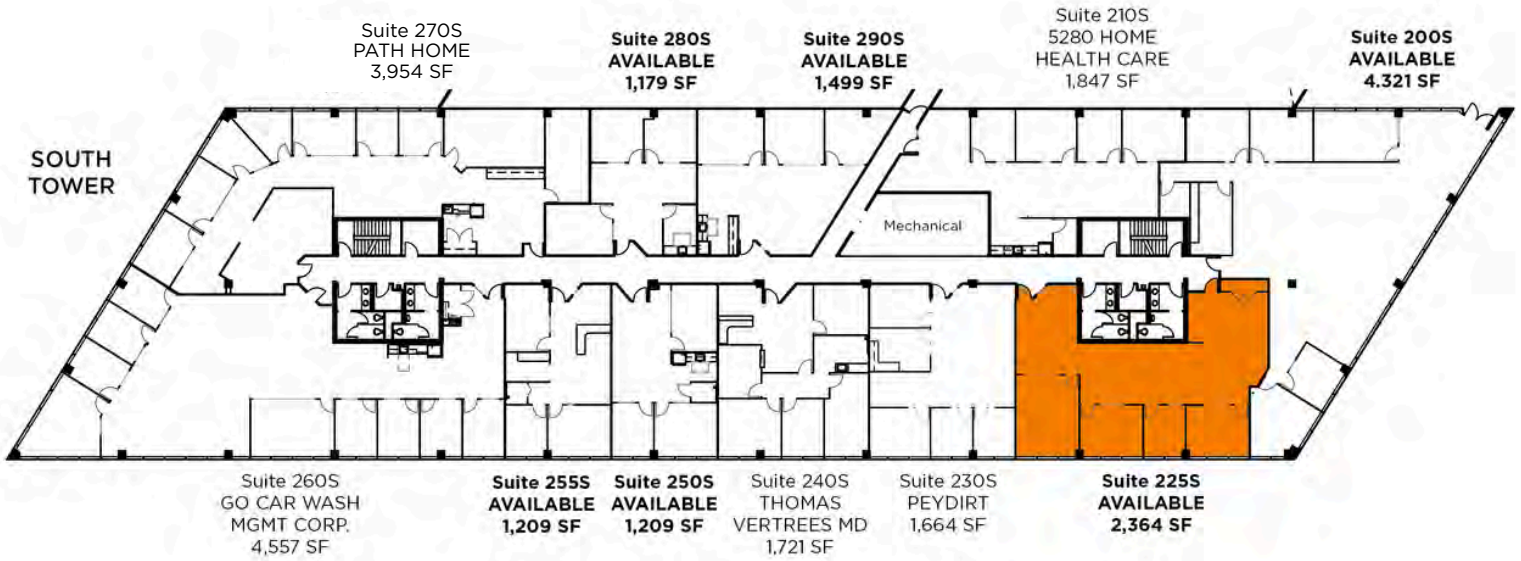
Albert Lindeman

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

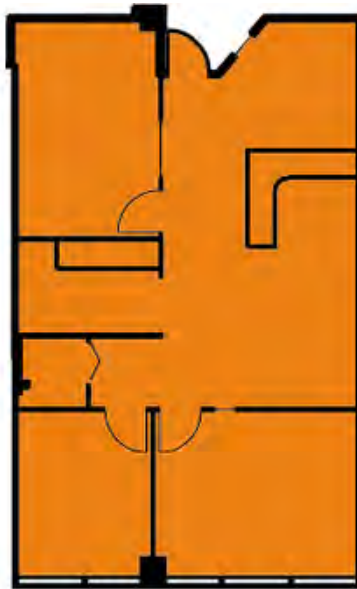
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

## 2ND FLOOR

## SOUTH TOWER



## SUITE 250S



1,209 SF

**Elizabeth Leder, Esq.**

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

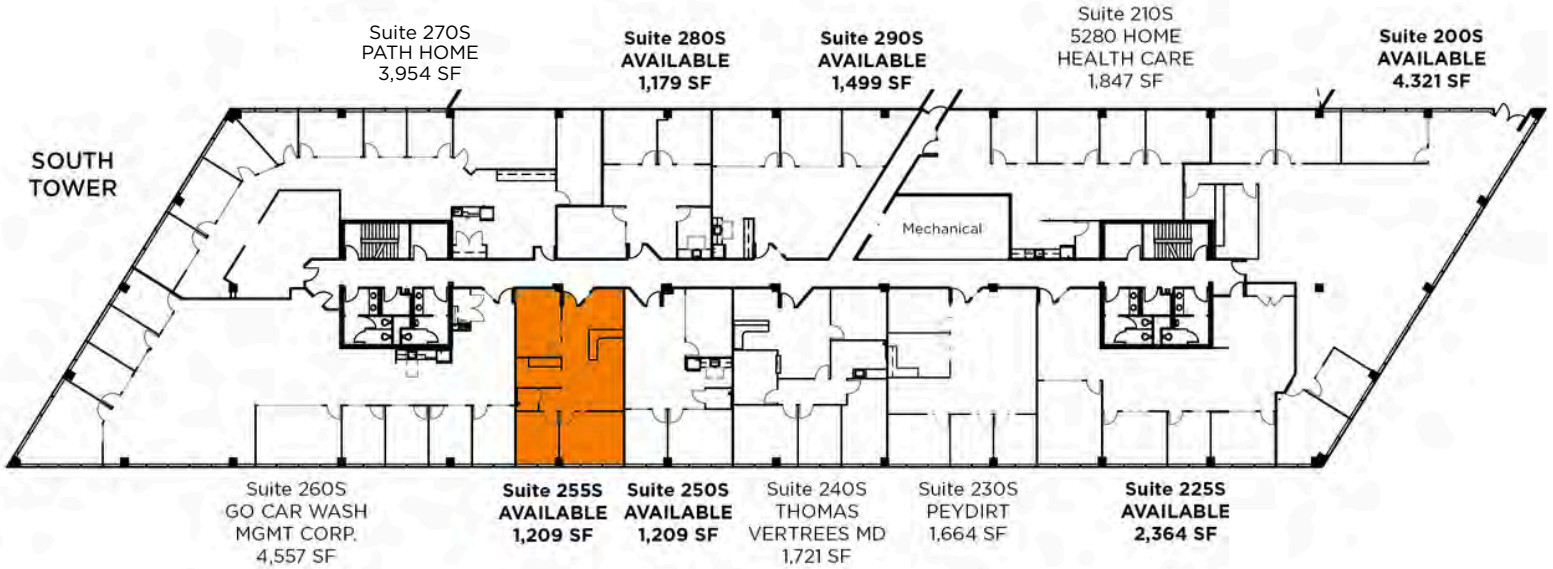
**Albert Lindeman**

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

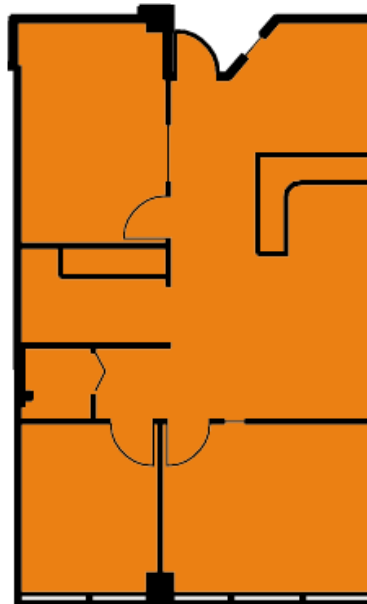
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

## 2ND FLOOR

## SOUTH TOWER



## SUITE 255S



1,209 SF

Elizabeth Leder, Esq.

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

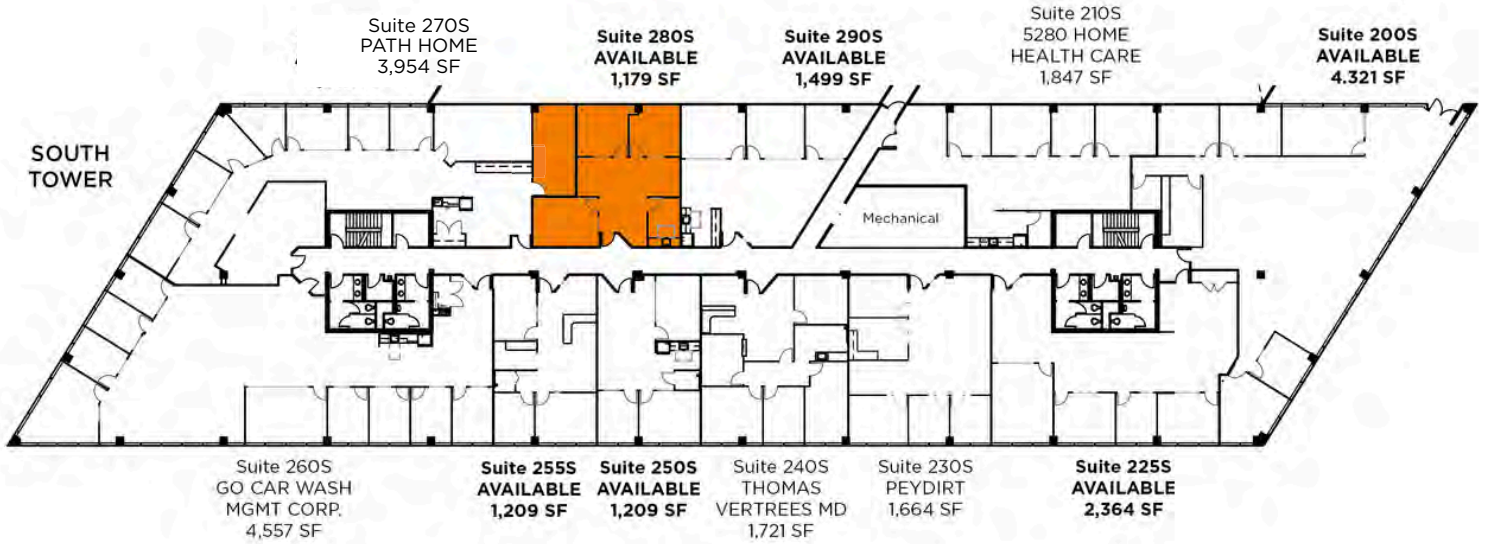
Albert Lindeman

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

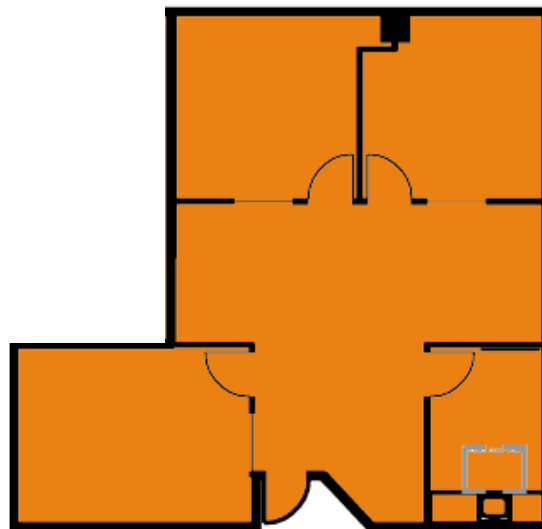
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

SOUTH TOWER



SUITE 280S



1,179 SF

Elizabeth Leder, Esq.

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

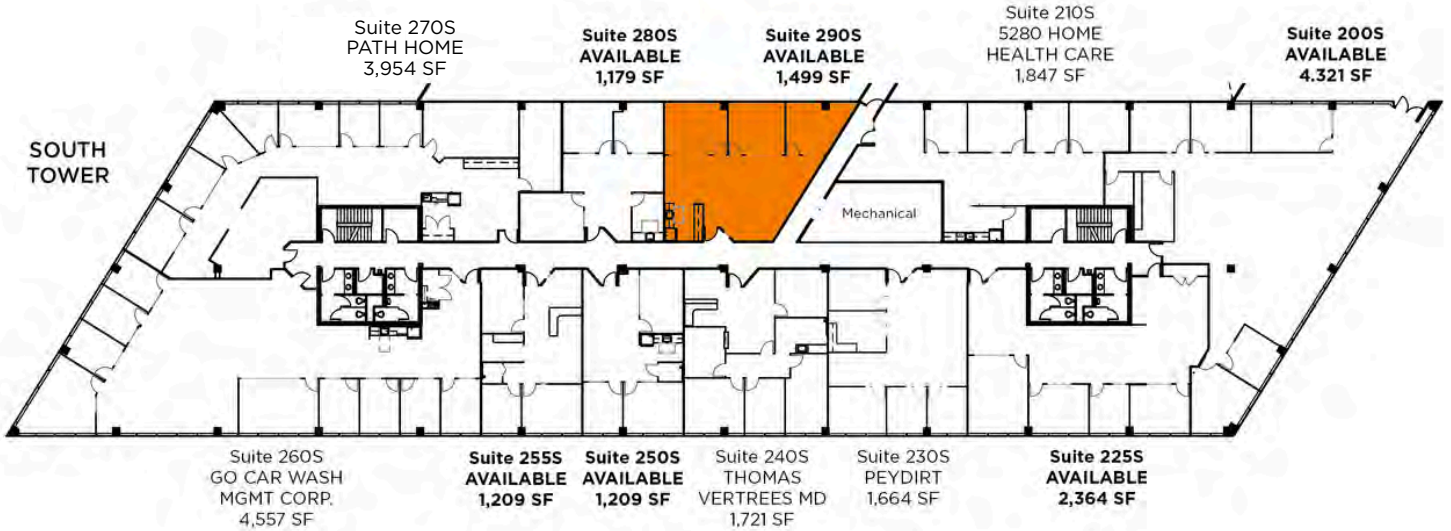
Albert Lindeman

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

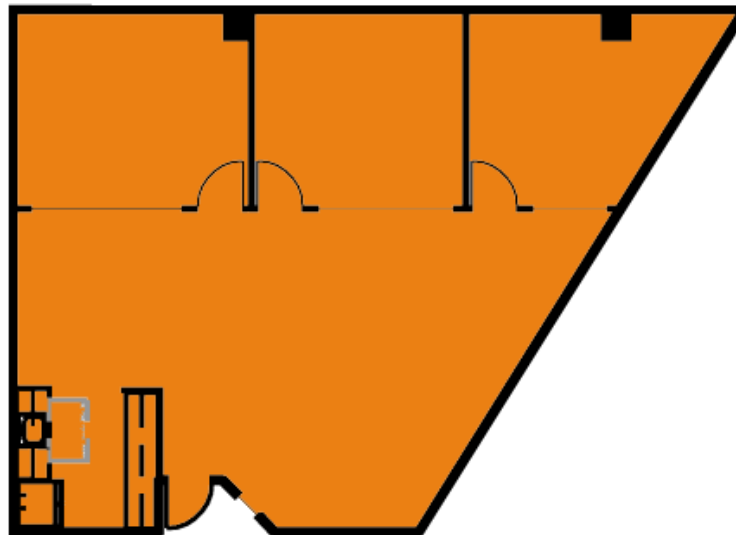
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

2ND FLOOR

SOUTH TOWER



SUITE 290S

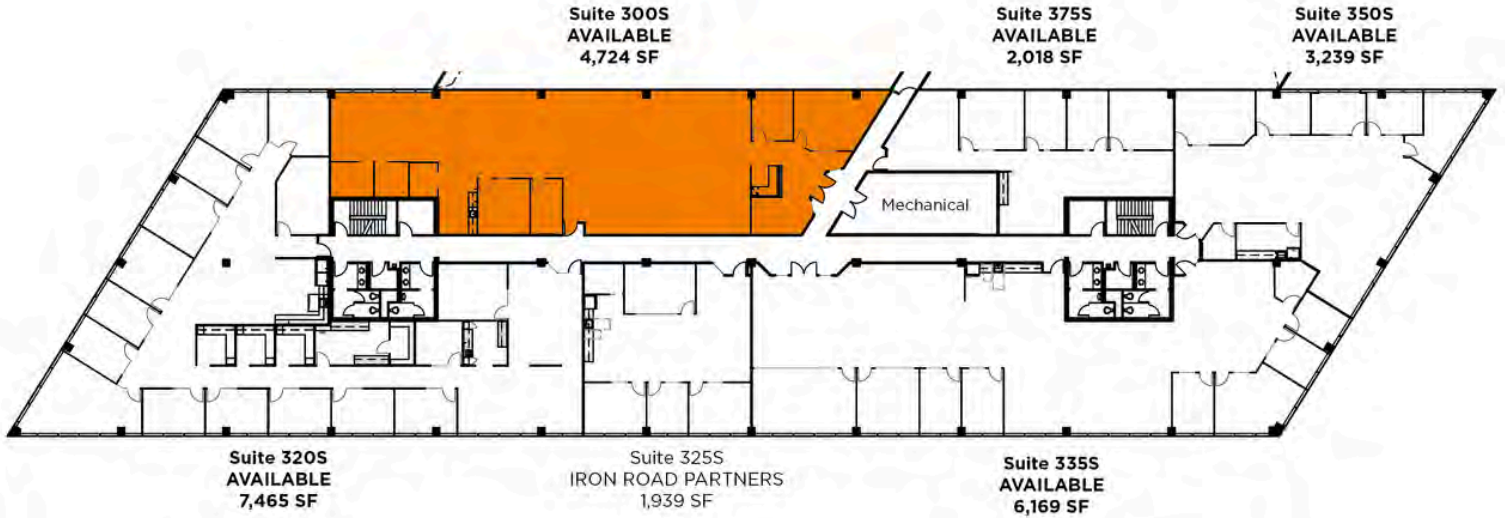


1,499 SF

7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

SOUTH TOWER



SUITE 300S



4,724 SF

Elizabeth Leder, Esq.

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

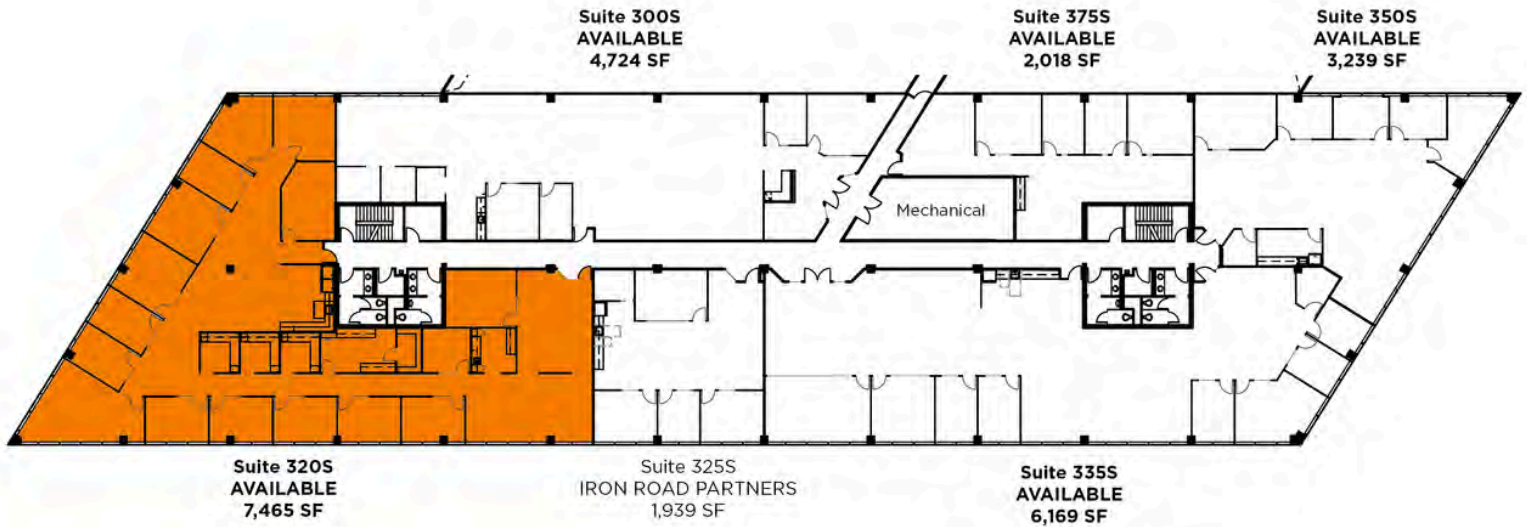
Albert Lindeman

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

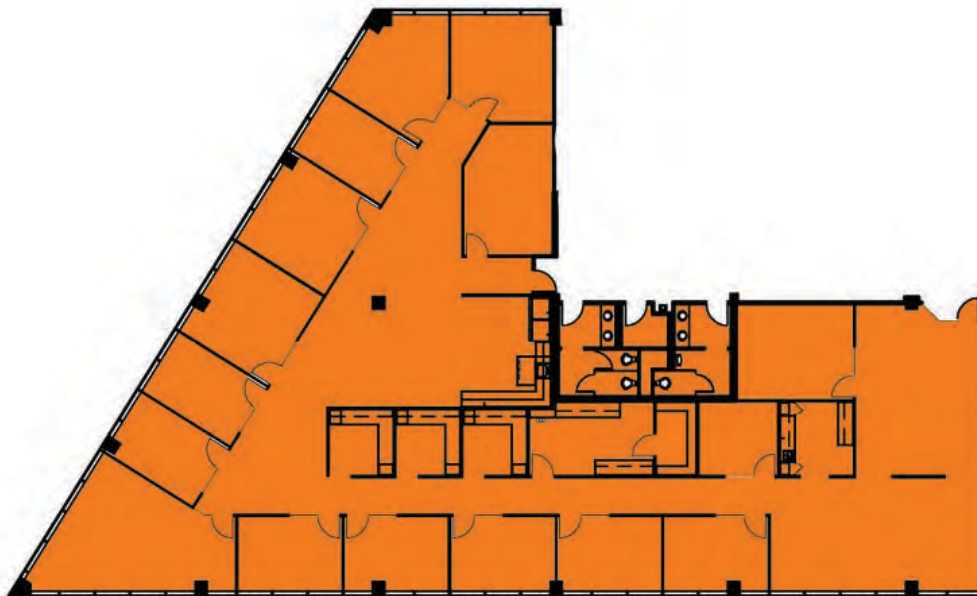
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

## 3RD FLOOR

## SOUTH TOWER



## SUITE 320S



7,465 SF

**Elizabeth Leder, Esq.**

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

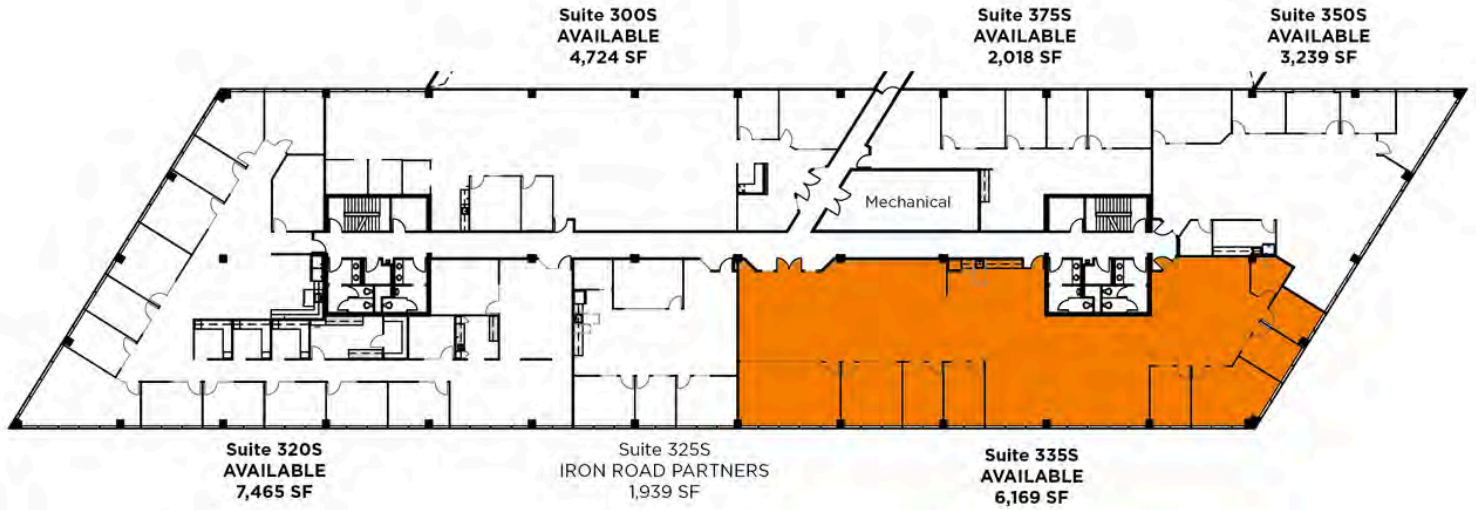
**Albert Lindeman**

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

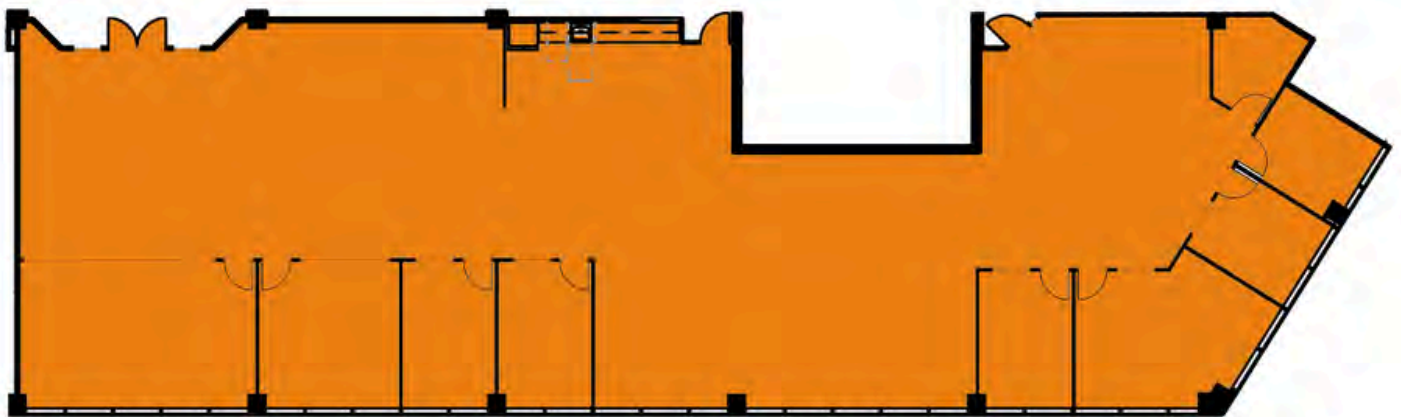
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

SOUTH TOWER



SUITE 335S



6,169 SF

Elizabeth Leder, Esq.

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

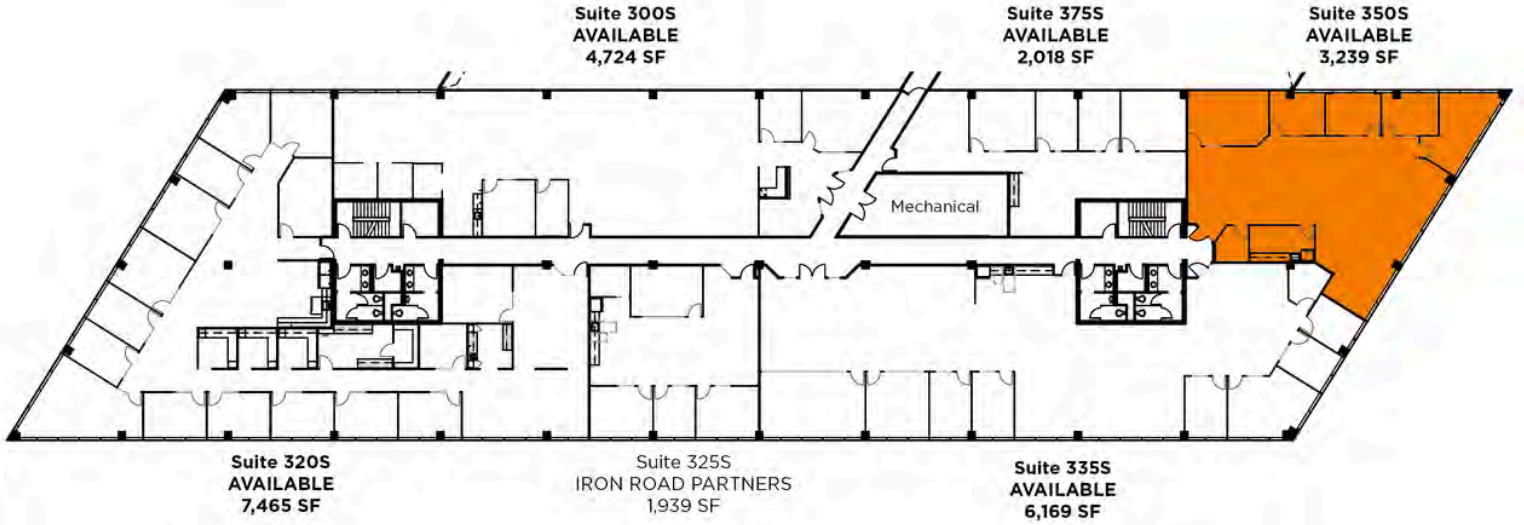
Albert Lindeman

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

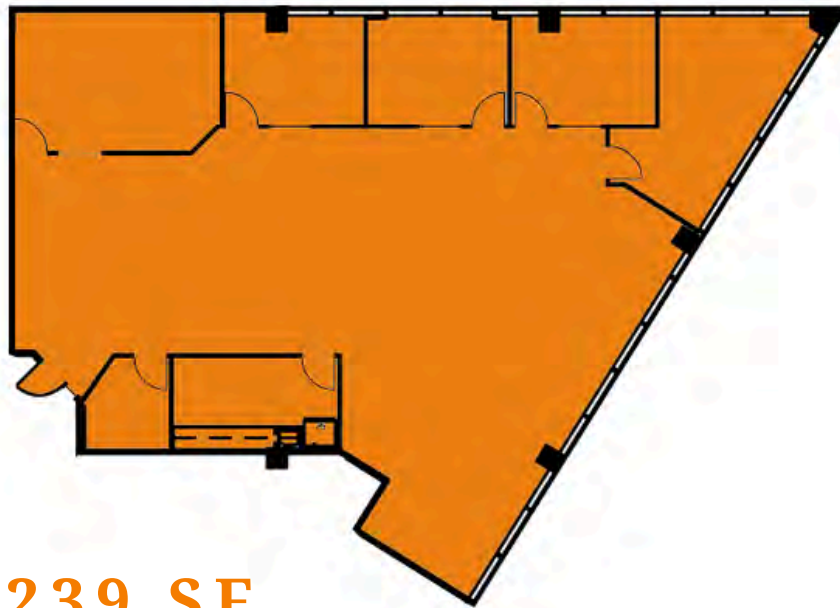
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

SOUTH TOWER



SUITE 350S



3,239 SF

Elizabeth Leder, Esq.

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

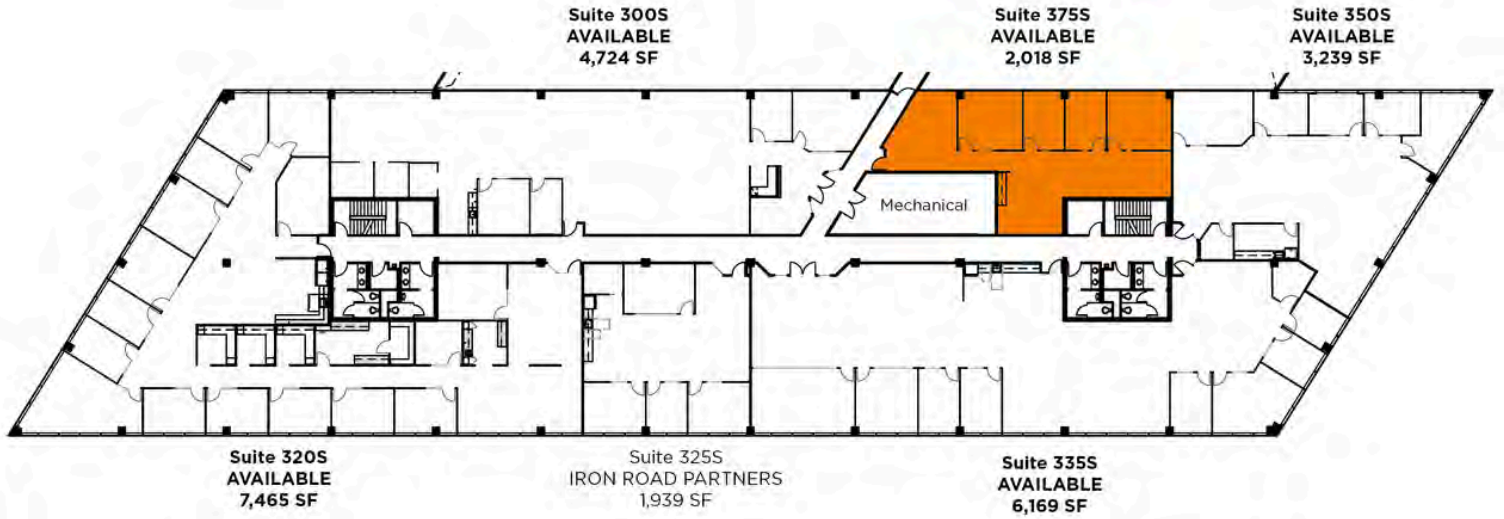
Albert Lindeman

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

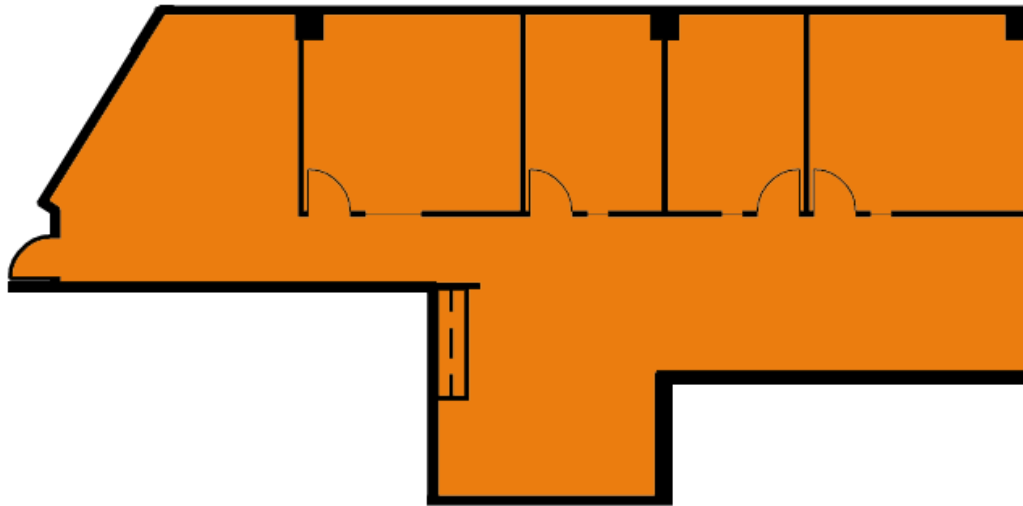
7400 E ORCHARD RD, GREENWOOD VILLAGE, CO

3RD FLOOR

SOUTH TOWER



SUITE 375S



2,018 SF

Elizabeth Leder, Esq.

VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

Albert Lindeman

SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com



**Elizabeth Leder, Esq.**  
VICE PRESIDENT  
720.575.9109  
liz.leder@svn.com

**Albert Lindeman**  
SENIOR VICE PRESIDENT  
720.773.8543  
albert.lindeman@svn.com

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